

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 13, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie,  
Harcourt, Kennedy, Marzari,  
Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: R. Henry.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

Council was advised that there was one matter to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Boyce

SECONDED by Ald. Volrich

THAT the minutes of the Regular Council Meeting of May 6, 1975, with the exception of the 'In Camera' portion, together with the minutes of the Special Council (Court of Revision) of May 6, 1975, be adopted.

- CARRIED UNANIMOUSLY

Parking Exemption Permits

At its last meeting on May 6, 1975, Council passed a resolution approving Parking Exemption Permits for the Vancouver Resources Board only. On April 8, 1975 Council had approved the following option in the Manager's report dated April 1, 1975:

"2. Expand the system to provide for exemptions for cars used by Provincial and Federal government employees on government business. This would permit the City to provide this service for agencies such as Welfare and Assessment, which have a substantial involvement and requirement for such permits within the City. This proposal, of course, has the negative implication of possible significant expansion of the system. If this system is considered it would seem appropriate to charge a fee to the senior governments to cover the cost of administering the exemption system and the estimated loss of meter revenue. This fee would also serve as a control on the total number of permits requested. A fee of \$50.00 per year per exemption would be considered appropriate. The exemption decals to be limited to a time period of one hour and to be differentiated from City employees and the handicapped by their own colour.

If Council adopts No.2 of the above, the fee will be set at \$50.00 per exemption per year. "

Parking Exemption Permits (Cont'd)

After reconsidering this whole matter, it was

MOVED by Ald. Bowers

SECONDED by Ald. Bird,

THAT the motion of Council dated April 8, 1975, approving the foregoing option of providing parking exemption permits for Provincial and Federal Government employees, be rescinded.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED MAJORITY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Annual Report

Mr. Gardner, on behalf of Thorne Riddell & Co., the City's External Auditors, reported orally on the External Auditor's 1974 Financial Statements, which had been circulated to Council.

MOVED by Ald. Volrich

THAT the report of the External Auditors be received and Mr. Gardner be thanked for his presentation.

- CARRIED UNANIMOUSLY

DELEGATIONS & UNFINISHED BUSINESS

Pofi Bar.

City Council, on April 8, 1975, when considering the matter of complaints re the Pofi Bar at 1716 Charles Street, passed the following motion:

"THAT if within thirty days the entrance to the Pofi Bar, 1716 Charles Street, is not relocated to Commercial Drive, the Committee recommends that Council request Mr. Bresciani to appear before Council to show cause why his business license should not be revoked."

Subsequently Council agreed to hear delegations and the following were heard this day:

Mr. Perrick, representing the owner, advised the Council that his client, although willing to relocate the entrance to the Pofi Bar, was still awaiting approval of the necessary permits.

Mrs McKenna, speaking on behalf of certain residents in the area. objected to the operation of the establishment and particularly the hours of operation.

Mr. Bresciani, the owner, advised that the premises close at 1.a.m.

MOVED by Ald. Rankin

THAT the owners of the Pofi Bar be given an extension of sixty days from the date of issuance of the development and building permits to relocate the Pofi Bar entrance to Commercial Drive, failing which Mr. Bresciani be requested to appear before Council to show cause why his business license should not be revoked:

FURTHER THAT the City Manager arrange to expedite the issuance of the necessary permits as soon as possible.

- CARRIED UNANIMOUSLY

DELEGATIONS AND MANAGER'S REPORT

C. Pedestrian Crossing -  
1st Avenue and Slocan Street.

Under date of May 12, 1975, the City Manager submitted a report of the City Engineer concerning a request for a pedestrian crossing at 1st Avenue and Slocan Street. The request by residents was the result of a recent fatal traffic accident at this intersection. The report which was submitted for the information of Council, gave details of the traffic situations and the implications of a signal being installed. The City Engineer stated that a signal could do more harm than good at this location.

Mr. George Mow appeared as a delegation and urged Council to install a pedestrian-actuated signal.

MOVED by Ald. Rankin

THAT a pedestrian-actuated stop signal be installed at the intersection of 1st Avenue and Slocan Street.  
- CARRIED UNANIMOUSLY

During consideration of the foregoing it was suggested that the City Engineer report on the frequency of accidents following the installation of pedestrian-actuated signals. The Mayor so directed.

REPORT REFERENCE AND UNFINISHED BUSINESS

West End Traffic Scheme II.

City Council, on May 6, 1975 deferred consideration of a Manager's report dated May 2, 1975, concerning the West End Traffic Scheme II, pending a report reference from the City Engineer.

The City Engineer addressed the Council and, with the aid of maps showed parking regulation areas in the West End, linear parks in the West End and a map showing the result of a survey conducted re the proposed scheme.

MOVED by Ald. Harcourt

THAT the two-waying of Thurlow Street not be proceeded with at this time.  
- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT ten speed deterrent bumps be implemented on a trial basis in West End lanes.  
- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy

THAT the City not proceed with the traffic barriers east of Denman Street.  
- CARRIED  
(Ald. Cowie, Harcourt and Marzari opposed)

REPORT REFERENCE AND UNFINISHED BUSINESS (Cont'd)

West End Traffic Scheme II (Cont'd)

MOVED by Ald. Bowers

THAT as recommended by the City Engineer the West End Planners report back concerning possible locations of trial mini-parks east of Denman, taking into consideration:

- (1) recommendations made by the West End Open Space consultant:
- (2) the advice of the City Engineer concerning traffic implications:
- (3) the views of local residents:
- (4) the advice of the Parks Board and the Fire Chief:
- (5) preliminary evaluation of mini-parks west of Denman as they are completed.

- CARRIED UNANIMOUSLY

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Council recessed at 3.45.p.m. and following an 'In Camera' meeting in the Mayor's office, reconvened in Open Council in the Council Chamber at 4.20 p.m.

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UNFINISHED BUSINESS

Downtown Zoning, West End Zoning,  
Central Area Planning and a  
Development Control Process.  
Report of Planning and Development  
Committee dated April 17, 1975.

Council, on May 6, 1975, deferred consideration of this matter to today's meeting of Council. Action was taken as follows:

A. GROWTH: POLICIES

MOVED by Ald. Bowers

THAT the reference in this clause to the Growth of Downtown Employment, be deferred for further consideration, and the policy re Decentralization of Office Employment, be adopted.

- CARRIED UNANIMOUSLY

B. LAND USE AND DENSITY: MAJOR POLICIES.

MOVED by Ald. Bowers

THAT the recommendation of the Committee contained on Page 1 of the report, be approved.

- CARRIED UNANIMOUSLY

Cont'd..

UNFINISHED BUSINESS (Cont'd)

Downtown Zoning (Cont'd)

B. (i) Retail Uses: Policies.

MOVED by Ald. Bowers

THAT the recommendations of the Committee as contained in this clause be approved.

- CARRIED

(Ald. Bird, Kennedy and Sweeney are recorded as being opposed to Item 1.)

(Ald. Kennedy and Sweeney are recorded as being opposed to Item 2.)

(ii) Hotels and Entertainment: Policies.

MOVED by Ald. Bowers

THAT the recommendations of the Committee as contained in this clause be approved.

- CARRIED

(Ald. Cowie and Harcourt are recorded as being opposed to Item 2.)

(iii) Convention Facilities: Policies.

The Council took no action with respect to this clause.

(iv) Open Spaces and Recreational Uses: Policies

(v) Government Buildings: Policies

(vi) Education: Policies.

(vii) Wholesale and Service Uses: Policies

(viii) Institutional Uses: Policies

(ix) Industrial and Warehouse Uses: Policies

MOVED by Ald. Bowers

THAT the recommendations of the Committee, contained in the above clauses of the report, be approved.

- CARRIED UNANIMOUSLY

C. TRANSIT FACILITIES: MAJOR POLICIES

MOVED by Ald. Bowers

THAT recommendations 1, 2, 3, 4 and 7 of the Committee, contained in this clause, be deferred.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers

THAT recommendation 5 of the Committee, contained in this clause, be approved.

- CARRIED

(Ald. Boyce, Kennedy and Sweeney opposed)

UNFINISHED BUSINESS (Cont'd)

Downtown Zoning (Cont'd)

C. TRANSIT FACILITIES: MAJOR POLICIES (Cont'd)

MOVED by Ald. Bowers

THAT recommendation 6 of the Committee, contained in this clause, be approved.

- CARRIED

(Ald. Kennedy, Rankin and Sweeney opposed)

MOVED by Ald. Bowers

THAT the recommendation of the Committee, as contained on page 5 of the report concerning alternatives for reducing congestion and handling by-pass traffic in the Downtown area, be approved.

- CARRIED UNANIMOUSLY

Downtown Zoning, West End Zoning,  
Central Area Planning and a  
Development Control Process. (Continued)  
Report of Planning and Development  
Committee dated April 22, 1975.

Council, on May 6, 1975, deferred consideration of this matter to today's meeting of Council. Action was taken as follows:

A. TRANSIT FACILITIES: MAJOR POLICIES

(i) Street System: Policies

MOVED by Ald. Bowers

THAT the recommendations of the Committee contained in this clause dealing with Street System Policies, be approved.

- CARRIED UNANIMOUSLY

(ii) Parking: Policies

MOVED by Ald. Bowers

THAT the following policies on parking, after amendment, be adopted:

1. Expand and confirm a comprehensive parking policy for Downtown including location, management, pricing policies.
2. Discourage the provision of commuter parking facilities.
3. Continue to use current Downtown office parking policies at this time.
4. Do not require developers to provide parking, except for residential uses.
5. Do not permit new surface parking lots in existing or potential amenity areas. (See map 8)
6. Discourage access to new parking areas from pedestrian amenity streets. (See map 8)
7. Adopt Map 8 as an introduction of Council's policy regarding car parking Downtown; the Map to be re-assessed by the Director of Planning and the City Engineer to make any necessary changes.

Underlining denotes amendment  
(Map 8 referred to on file in  
City Clerk's office.)

- CARRIED

Cont'd...

UNFINISHED BUSINESS (Cont'd)

(Ald. Bird, Boyce, Kennedy and Sweeney are recorded as being opposed to Item 2)

(Ald. Boyce, Kennedy, Marzari, Sweeney and Volrich are recorded as being opposed to Item 4)

CITY MANAGER'S REPORTSD. Sidewalk Cafes on Granville Mall

Under date of May 12, 1975, the City Manager submitted the following report of the City Engineer and Director of Social Planning:

BACKGROUND

Last year the City Engineer, Director of Social Planning, Director of Legal Services and Medical Health Officer reviewed the matter of sidewalk cafes to determine appropriate means of administering these. It was determined that existing by-laws administered by the Engineering and Health Departments now cover sidewalk cafes and these are adequate. It was, therefore, recommended that sidewalk cafes should be administered under these by-laws through a lease arrangement between the applicant and the City.

For Granville Mall it was desired that alcoholic beverages could be served in sidewalk cafes. To make these feasible, restaurateurs requested that disposable cups and glasses be permitted. A Council committee, chaired by Alderman Volrich and attended by various officials, met with the Liquor Administration Branch (L.A.B.) to discuss the matter. The L.A.B. agreed to permit extension of alcoholic beverage permits to sidewalk cafes on Granville Mall only provided the applicant entered into a lease with the City which ensured that these would be administered adequately. It was agreed that barriers should be provided to delimit the cafes from pedestrians and that canopies would be required. The L.A.B. also required that the City participate in the application for extension of liquor permits. A further requirement not connected with the L.A.B. was that the sidewalk cafes be open to the street and be part of the street scene rather than purely an extension of the restaurant.

The above matters were reported to Council on July 23, 1974 (report attached). Council resolved 'that this clause be received but applications for a sidewalk cafe be handled through the Engineering Department'. The administrative arrangements have now been worked out with the L.A.B. and discussions have been held with the Granville Mall Authority and various restaurateurs. The Director of Legal Services has prepared a lease agreement covering the portion of City street to be used for sidewalk cafes. The lease provides for payment of rental, design of the cafe to be such that it is removable, removal of cafe on 30 days' notice, public liability insurance acceptable to City and compliance with all City by-laws.

PROPOSALS

Two applications for sidewalk cafes on Granville Mall have been received and others are expected soon. The applications received are:

- (a) Love's Skillet Cafe, 938 Granville Street. (See Appendices I and II.) This cafe has been designed by Mr. Ron Bain.
- (b) Rubin's, 974 Granville Street. (See Appendices I and III.) This cafe has been designed by Mrs. Syvi Krisman.

Additional diagrams will be displayed in Council illustrating the designs. In both cases, the lease will ensure that the cafes are open to the street at least in summer and can be removed for the winter months.

With regard to rentals, it is recommended that these be related to rentals on adjacent property to be determined by the Supervisor of Property and Insurance. Since this will require some analysis which could delay the opening of the cafes, it is proposed that the rental for 1975 for all sidewalk cafes be \$300. In 1976 considerably higher rentals comparable to adjacent rentals would be applied.

CITY MANAGER'S REPORTS (Cont'd)Sidewalk Cafes on Granville Mall (Cont'd)

The Engineering Department has determined that with the wide sidewalks existing on Granville Mall, pedestrian movements will not be unduly restricted by the proposed sidewalk cafes.

RECOMMENDATIONS

The City Engineer and Director of Social Planning RECOMMEND that:

1. the proposed sidewalk cafes at 938 Granville Street and 974 Granville Street be approved;
2. the rental for 1975 be \$300 and that this be changed in 1976 on the basis of adjacent property rentals to be determined by the Supervisor of Property and Insurance;
3. the Director of Legal Services be directed to finalize lease arrangements for signature by the City Engineer and the Director of Legal Services;
4. the City Engineer be authorized to apply to the Liquor Administration Branch for extension of the restaurateurs' liquor permit to include the area of sidewalk cafes."

The City Manager RECOMMENDS approval of the above report.

MOVED by Ald. Volrich

THAT the foregoing recommendation of the City Manager, be approved.

- (amended)

MOVED by Ald. Rankin (in amendment)

THAT the figure of \$300 in recommendation 2 be struck and the following be substituted in lieu thereof - '\$150 per month for each applicant'.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Kennedy, Volrich and the Mayor opposed)

MOVED by Ald. Boyce (in amendment)

THAT the figure of \$300 in recommendation 2 be struck and the following be substituted in lieu thereof - '\$100 per month for each applicant'.

- CARRIED

(Ald. Bowers, Cowie, Harcourt, Volrich and the Mayor opposed)

The motion, as amended and reading as follows, was put and CARRIED UNANIMOUSLY

"THAT the foregoing recommendations of the City Manager be approved, after amending recommendation 2 to read as follows:

2. the rental for 1975 be \$100 per month for each applicant and that this be changed in 1976 on the basis of adjacent property rentals to be determined by the Supervisor of Property and Insurance. "

Underlining  
denotes amendment.



DELEGATIONS AND CITY MANAGER'S REPORT

4584 West 1st Avenue  
Manager's Report  
A-4 Clause 4.

Prior to considering this clause, the Council received a delegation from Mr. Ballam representing North West Point Grey Home-owners Association who spoke against the structural alterations being carried out at 4584 West 1st Avenue.

Mr. Culling, one of the owners of the building, addressed the Council and circulated photographs. Mr. Culling indicated that no work had been carried out on the third floor since he had received the letter from the Building Inspector directing him to cease work.

The Council noted a petition received from residents in the area requesting the City to require the owner to restore the building to its original bulk.

MOVED by Ald. Rankin

THAT Council direct the appropriate officials to enter into discussion with the owners to restore the property to its original exterior bulk form and the City be responsible for its share of the costs involved in the error caused by the civic administration in issuing the building permit.

- CARRIED UNANIMOUSLY

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Council recessed at approximately 6 p.m. to reconvene in open session in the Council Chamber at 7.30 p.m.

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The Council reconvened at 7.30 p.m. in the Council Chamber, with Mayor Phillips in the Chair and the following members present.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie,  
Kennedy, Marzari, Rankin,  
Sweeney and Volrich.

ABSENT: Alderman Harcourt (Civic Business)

CLERK TO THE COUNCIL: R. Henry

REPORT REFERENCE

Community Policing Project.

As requested by Council at a previous meeting, the Chief Constable, with the aid of his staff, gave a report on the Department's Community Policing Project. Following a question and answer period, the Mayor expressed Council's appreciation to the Chief Constable and his staff for their presentations and suggested that a further report reference be given in approximately six months' time.

COMMUNICATIONS OR PETITIONSAnnual Conference -  
Coffee Hour - Grant Request.

Vancouver Safety Council in a letter dated May 5, 1975, requested a grant in the amount of \$1,000 for the purpose of the City sponsoring a Coffee Hour at the organization's Annual Conference to be held in Vancouver from October 19 - 23.

MOVED by Ald. Marzari

THAT a grant of \$500 to the Vancouver Safety Council, for a Coffee Hour at the organization's Annual Conference, be approved.

- LOST

(Council took no further action on the above matter)

2624 Waterloo Street.

Council noted a letter received from Mr. John Drysdale, Counsel for Mrs. Cotsakis, concerning her property at 2624 Waterloo Street. Mr. Drysdale requested to appear before Council as a delegation with respect to Mrs. Cotsakis request for consideration under the Hardship Policy.

MOVED by Ald. Bowers

THAT the delegation request of Mr. Drysdale be granted, including a representation from residents in the area who may also wish to address Council, arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

Civic Grant Appeals.  
Family Services of Greater Vancouver &  
Neighbourhood Services Association.

Council noted a letter from the Family Services of Greater Vancouver and a letter from Neighbourhood Services Association, indicating that each organization wished to address Council re its Civic Grant appeal. The subjects are contained in a report of the Standing Committees on Community Services and Finance and Administration dated May 1, 1975.

MOVED by Ald. Volrich

THAT the delegation requests be granted and the report of the Standing Committees on Community Services and Finance and Administration, dated May 1, 1975, be deferred pending the hearing of the delegations.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Summer Council Meetings

In a memorandum dated May 8, 1975, the Mayor reminded Council that in 1973 and 1974 Council approved a special summer schedule for Council Meetings. The Mayor, therefore, recommended that the City establish a summer schedule for July and August using 9.30 a.m. as a commencement time for Council Meetings.

MOVED by Ald. Bowers

THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

John Oliver Secondary School Band Association - Grant Request.

Under date of April 25, 1975, the John Oliver Secondary School Band Association submitted a letter requesting financial assistance towards a tour of Europe and the British Isles. The Association also requested suitable souvenirs which they could exchange with other contestants when they participate in the festival and contests.

MOVED by Ald. Bowers

THAT the Mayor be authorized to provide appropriate souvenirs, such as lapel pins to the John Oliver Secondary School Band Association.

- CARRIED UNANIMOUSLY.

CITY MANAGER'S REPORT

Building and Planning Matters  
(May 9, 1975)

The Council considered this report which contains five  
Clauses and A.4 (i) identified as follows :

- Cl. 1: Cedar Cottage N.I.P. Allocations: Tyee School  
Playground and Community Centre Consultant.
- Cl. 2: Cedar Cottage N.I.P. Allocation : Films to be  
used in a program of Crime Prevention.
- Cl. 3: Neighbourhood Improvement Program - Kitsilano  
Appropriation of Funds.
- Cl. 4: 4584 West 1st Avenue.
- Cl. 5: Use of Various Apartments in the West End as Hotels
- A.4(i):Communication from Dohm, Macdonald, Russell &  
Kowarsky, re Clause 5.

The Council took action as follows :

Cedar Cottage N.I.P. Allocations : Tyee School Playground and  
(Clause I) Community Centre Consultant

MOVED by Ald. Bowers,  
THAT Recommendations of the City Manager contained  
in this Clause be approved.

(Alderman Boyce opposed) - CARRIED

Cedar Cottage N.I.P. Allocation:  
Films to be used in a program of Crime Prevention (Clause 2)

MOVED by Ald. Bowers,  
THAT the recommendation of the City Manager contained in this  
clause be approved. - CARRIED UNANIMOUSLY

Neighbourhood Improvement Program -  
Kitsilano Appropriation of Funds (Clause 3)

MOVED by Ald. Volrich,  
THAT the recommendation of the City Manager contained in  
this clause be approved. - CARRIED UNANIMOUSLY

4584 West 1st Avenue  
(Clause 4)

For Council action see page (s) ...9.....

Use of Various Apartments in the West End as Hotels  
(Clause 5 and A. 4. (i))

Council noted a letter dated May 9, 1975 from Dohm, Macdonald,  
Russell & Kowarsky requesting deferment of this Clause to the  
Council Meeting of June 17, 1975, to provide them an opportunity to  
make representations to Council.

CITY MANAGER'S REPORT (cont'd)

Use of Various Apartments in the West End as Hotels  
(continued)

MOVED by Ald. Bowers,  
THAT consideration of this Clause be deferred to the  
Council Meeting of June 17, 1975 and the delegation request be approved  
for that date.

- CARRIED UNANIMOUSLY

Licenses and Claims Matters  
(May 9, 1975)

Demolition of Building - 1039 Richards Street  
(Clause 1.)

MOVED by Ald. Bird,  
THAT the recommendation of the City Manager contained in  
this clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters  
(May 9, 1975)

The Council considered this report which contains three  
Clauses identified as follows :

- Cl. 1: Police Communications Centre
- Cl. 2: Investment Matters (Various Funds)  
February 1975.
- Cl. 3: Renovations and Furniture and  
Equipment - 1060 West 8th Avenue.

The Council took action as follows :

Clauses 1 and 2

MOVED by Ald. Bowers,  
THAT the recommendations of the City Manager contained in  
Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Renovations and Furniture and  
Equipment - 1060 West 8th Avenue  
(Clause 3)

MOVED by Ald. Bowers,  
THAT recommendations a, c and d be approved.

- CARRIED UNANIMOUSLY

In consideration of recommendation b it was

MOVED by Ald. Bird,  
THAT an amount of \$5,100 be approved to carpet certain areas  
on the first and second floors of this building, as detailed in the  
breakdown of areas on Page 5. of the Manager's Report.

- CARRIED

(Ald. Bowers, Rankin, Sweeney and the Mayor opposed)

cont'd .....

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CITY MANAGER'S REPORT (cont'd)

Personnel Matters  
(May 9, 1975)

The Council considered this report which contains two  
Clauses identified as follows :

- Cl. 1 : Appointment to Royal Commission  
on Family & Children's Law.
- Cl. 2 : Attendance at First Canadian Congress  
of Dentistry for Children.

The Council took action as follows :

Appointment to Royal Commission  
on Family & Children's Law  
(Clause 1)

MOVED by Ald. Volrich,  
THAT the recommendation of the City Manager contained  
in this clause be approved.

- CARRIED UNANIMOUSLY

Attendance at First Canadian  
Congress of Dentistry for Children.  
(Clause 2)

MOVED by Ald. Marzari,  
THAT the attendance of Dr. Margaret Maclean of the  
Health Department at the First Canadian Congress of Dentistry for  
Children to be held in Toronto on May 17 - 18, 1975 be approved.  
The cost involved to be allocated from Contingency Reserve.

- CARRIED UNANIMOUSLY

Property Matters  
(May 9, 1975)

Sale of City-owned Property to Adjoining Owner  
S/S 1800 Block East 8th Avenue (Clause 1)

MOVED by Ald. Bird,  
THAT the recommendation of the City Manager contained  
in this Clause be approved.

- CARRIED UNANIMOUSLY

B. Summer Hours, 1975 -  
Inside and Related Staff  
(May 9, 1975)

Council considered a report from the City Manager dated  
May 9, 1975, in which the Director of Personnel Services recommended  
that the hours of work for a number of Inside and Related City Hall  
employees who normally work between 9:00 a.m. - 5:00 p.m., be adjusted  
to 8:30 a.m. - 4:30 p.m. for the months of June, July and August  
of 1975, with certain exceptions noted in the report.

MOVED by Ald. Bowers,  
THAT the recommendations of the City Manager contained  
in this report with respect to adjustment of summer hours - Inside  
and Related staff be approved.

- CARRIED UNANIMOUSLY

C. Pedestrian Crossing - 1st Avenue  
and Slocan Street (May 12, 1975)

For Council action see page (s) .....3.....

cont'd .....

CITY MANAGER'S REPORT (cont'd)

D. Sidewalk Cafes on Granville Mall  
(May 12, 1975)

For Council action see page (s) .7.and.8..

STANDING COMMITTEES AND OTHER REPORTS

I. Planning and Development  
April 29, 1975

1. Downtown Zoning, West End Zoning, Central Area Planning  
and A Development Control Process

A. OTHER MOVEMENT MATTERS

(i) Bicycles : Policy

MOVED by Ald. Marzari,  
THAT the policy on bicycles be approved.

- LOST

(Ald. Bird, Kennedy, Rankin, Sweeney  
and Volrich.)

MOVED by Ald. Bowers,  
THAT the recommendation of the Committee that the appropriate  
staff investigate the possibility of a study being carried out on  
bicycles use downtown be approved.

- CARRIED UNANIMOUSLY

(ii) Trucks : Policies

MOVED by Ald. Bowers,  
THAT the recommendation of the Committee contained in this  
Clause be approved.

- CARRIED UNANIMOUSLY

B. URBAN FORM : POLICIES

MOVED by Ald. Bowers,  
THAT the recommendations of the Committee on Urban Form:Policies  
contained on Page 2 of the Committee's report be approved.

- CARRIED UNANIMOUSLY

OFFICIAL DEVELOPMENT PLAN

MOVED by Ald. Bowers,  
THAT the recommendation of the Committee contained on  
Page 2 of the report be approved.

- CARRIED UNANIMOUSLY

Densities

MOVED by Ald. Bowers,  
THAT the recommendations of the Committee on the section on  
densities contained on Page 3 of the report be approved.

- CARRIED UNANIMOUSLY

I.

Downtown Zoning, West End Zoning, Central Area Planning and  
A Development Control Process - (Clause 1) (cont'd)

OFFICIAL DEVELOPMENT PLAN

Densities (continued)

MOVED by Ald. Bowers,  
THAT the recommendation of the Committee with respect to  
Density of Residential Uses contained on Page 3 of the report be  
approved.

Development Corporation

MOVED by Ald. Bowers,  
THAT the recommendation of the Committee on a possible  
development corporation contained on Page 3 of the report be approved,  
after amendment to read as follows :

"THAT the Vancouver City Planning Commission be  
requested to investigate desirability of a development  
corporation to provide residential accommodation Downtown."

(Underlining denotes amendment)

- CARRIED UNANIMOUSLY

Height of Buildings

MOVED by Ald. Bowers,  
THAT the section on Height of Buildings be referred back  
to the Standing Committee on Planning and Development for further  
consideration following a meeting of the Committee and other members  
of Council with the G.V.R.D. on the Livable Region Plan.

- CARRIED UNANIMOUSLY

Parking and Loading

MOVED by Ald. Kennedy,  
THAT the section on Parking and Loading be referred back to  
the Standing Committee on Planning and Development for discussion  
with the City Engineer.

- LOST

(Ald. Bowers, Cowie, Marzari, Rankin,  
Volrich and the Mayor opposed).

MOVED by Ald. Bowers,  
THAT the recommendations of the Committee on this section  
and contained on Page 4 of the Committee's report be approved.

- CARRIED

(Ald. Boyce, Kennedy & Sweeney opposed)

Social and Recreational Amenities & Facilities

MOVED by Ald. Bowers,  
THAT the Committee's recommendation on Page 5 of the report  
with respect to this section be approved.

- CARRIED UNANIMOUSLY

Recreational Facilities for City Hall Employees

MOVED by Ald. Bowers,  
THAT the recommendation of the Committee on Page 5 of this  
report that the City Manager through the Management Advisory Committee  
investigate the provision of some recreational and changing facilities  
for City Hall employees be approved.

- CARRIED UNANIMOUSLY



I. Downtown Zoning, West End Zoning, Central Area Planning and  
A Development Control Process - (Clause 1) (cont'd)

OFFICIAL DEVELOPMENT PLAN

Bonuses for provision of Social and Recreational Facilities

MOVED by Ald. Bowers,  
THAT the recommendation of the Committee on Page 6 of  
this report on the section regarding Bonuses for Provision of  
Social and Recreational Facilities as amended, be approved after  
further amending the following portion of the section to read as  
follows :

"If appropriate such facilities shall be preserved in  
the public domain by way of a registered agreement and  
operated by the City or its delegates."

(Underlining denotes amendment) - CARRIED UNANIMOUSLY

WEST END PLANNING POLICIES  
Overall Policies

MOVED by Ald. Bowers,  
THAT the recommendation of the Committee on Overall Policies  
on Page 6 of this report be approved.

- CARRIED UNANIMOUSLY

Population

MOVED by Ald. Bowers,  
THAT the recommendation of the Committee on Population Policies  
on Page 7 of this report be approved.

- CARRIED UNANIMOUSLY

Housing

MOVED by Ald. Bowers,  
THAT the recommendations of the Committee on Housing Policies  
on Page 7 of the report be approved.

- CARRIED UNANIMOUSLY

Heritage

MOVED by Ald. Bowers,  
THAT the recommendations of the Committee on Heritage Policies  
on Page 7 of the report be approved.

- CARRIED UNANIMOUSLY

Commercial

MOVED by Ald. Bowers,  
THAT the recommendations of the Committee on Commercial  
Policies be approved, after amending recommendation 3 to  
read as follows :

"3) In the area defined as the West End permit only  
small residential hotels that offer facilities to  
the local community."

(Underlining denotes amendment) - CARRIED UNANIMOUSLY

I. Downtown Zoning, West End Zoning, Central Area Planning and  
A Development Control Process - (Clause 1) (cont'd)

WEST END POLICIES

Parks

MOVED by Ald. Bowers,  
THAT the policies on Parks be referred back to the  
Standing Committee on Planning and Development for further  
consideration.

- CARRIED UNANIMOUSLY

Transportation

MOVED by Ald. Bowers,  
THAT policies 1 and 2 on Transportation be referred back  
to the Standing Committee on Planning and Development for further  
consideration.

- CARRIED UNANIMOUSLY

FURTHER THAT recommendations (b), (c) and (d) of the  
Committee contained on Page 8 of the report be approved.

- CARRIED UNANIMOUSLY

Parking

MOVED by Ald. Bowers,  
THAT the recommendation of the Committee on the Policy  
on Parking on Page 9 of the report be approved.

- CARRIED UNANIMOUSLY

Community Facilities

MOVED by Ald. Bowers,  
THAT the recommendation of the Committee on the Policies  
on Community Facilities on Page 9 of the report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,  
THAT the recommendation of the Committee that the  
Director of Planning discuss with the Liquor Administration Branch  
the location of liquor outlets in the West End be approved.

- CARRIED UNANIMOUSLY

Community Services and  
Finance and Administration  
(May 1, 1975)

For Council action see page (s) ....10.....

Planning and Development  
(May 1, 1975)

Downtown Zoning, West End Zoning, Central Area Planning  
and a Development Control Process (Clause 1)

WEST END ZONING

Hotels

Council took no action on the recommendation of the  
Committee on this topic.

I. Downtown Zoning, West End Zoning, Central Area Planning and  
A Development Control Process - (Clause 1) (cont'd)

WEST END ZONING

Hotels - continued

MOVED by Ald. Kennedy,

THAT the recommendation of the Committee re an Impact Study on Rent Controls contained on Page 2 of the report be approved.

- LOST

(Ald. Bowers, Boyce, Marzari, Rankin, Sweeney,  
Volrich and the Mayor opposed)

Council took no further action in respect of the above matter.

Density

MOVED by Ald. Bowers,

THAT the recommendation of the Committee on Densities on Page 2 of the report be approved.

- CARRIED UNANIMOUSLY

Height of Buildings

MOVED by Ald. Bowers,

THAT the section on Height of Buildings be referred to the Public Hearing on West End Rezoning for consideration.

- CARRIED UNANIMOUSLY

Parking and Loading

MOVED by Ald. Bowers,

THAT the recommendation on Parking and Loading on Page 3 of the report be approved.

- CARRIED UNANIMOUSLY

Social and Recreational Amenities  
& Facilities

MOVED by Ald. Bowers,

THAT the section on Social and Recreational Amenities and Facilities on Page 4 be approved after adding Day Care Centres to the List of Excluded Facilities.

Bonuses for a Provision of Social and Recreational Amenities

Amend Provision ii) to read :

"If appropriate such facilities shall be placed under the control of the City or its delegates."

(Underlining  
denotes amendment)

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT the following recommendations of the Committee be approved :

"THAT the Director of Planning prepare a report for submission to a Public Hearing outlining interim changes in the By-law for Downtown to permit mixed residential uses and include the provision of social and recreational facilities;

FURTHER THAT the Official Development Plan for the West End, as amended, be referred to a Public Hearing."

- CARRIED UNANIMOUSLY

cont'd...

II. Planning and Development (continued)  
(Clause 1)

Adams Building 1110 Alberni Street

Council took no action on the recommendation of the Committee on this topic.

IV. Community Services  
(May 1, 1975)

The Council considered this report which contains five Clauses identified as follows :

- Cl. 1 : Neighbourhood Pub Application  
7619 Nanaimo Street.
- Cl. 2 : Frog Hollow Information Centre  
Society - Request for Creation  
of Park on City-owned Land.
- Cl. 3 : Inter-Tribal Housing and Heritage  
Society - Nasaika Lodge -  
Request for Use of City-owned Land.
- Cl. 4 : S E A R C H - Grant Request
- Cl. 5 : Youth Problems and Programs in the  
City of Vancouver.

The Council took action as follows :

Neighbourhood Pub Application  
7619 Nanaimo Street (Clause 1)

MOVED by Ald. Rankin,  
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Frog Hollow Information Centre Society  
- Request for Creation of Park on City-owned Land  
(Clause 2)

MOVED by Ald. Rankin,  
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Inter-Tribal Housing and Heritage Society  
- Nasaika Lodge - Request for Use of  
City-owned Land (Clause 3)

MOVED by Ald. Rankin,  
THAT the resolution of the Committee contained in this clause be received for information.

- CARRIED UNANIMOUSLY

S E A R C H - Grant Request  
(Clause 4)

MOVED by Ald. Rankin,  
THAT the recommendations of the Committee contained in this clause be approved.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Ald. Bird, Kennedy, Sweeney, Volrich and  
the Mayor opposed)

Regular Council, May 13, 1975 . . . . . 21

IV. Community Services (continued)

Youth Problems and Programs in the  
City of Vancouver (Clause 5)

MOVED by Ald. Rankin,

THAT the resolution of the Committee contained in this  
clause be received for information.

- CARRIED UNANIMOUSLY

V. Illegal Suites -  
Hardship Cases

The Special Committee of Officials on Illegal Suites - Hardship  
Cases, submitted the following report under date of May 2, 1975.

"The Committee of Officials has considered the following requests  
under the policy established by Council concerning Illegal Suites -  
Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the  
Sub-Committee be approved:

Miss M. H. Kalman (tenant), 2613 MacKenzie Street  
Merrilee M. Simms (tenant), 5088 Moss Street  
Sardara Singh Gill (owner) 7875 Fraser Street

- (b) the following applications be approved for one year from  
the date of this Resolution:

Elizabeth Alke (tenant), 3808 West 30th Avenue  
Lois Bishop (tenant), 3336 West 2nd Avenue  
Sandra Aitken (tenant), 2031 Collingwood Street  
Caroline Jane Stirling (tenant), 4259 West 16th Avenue  
Baljit Malli (tenant), 586 East 44th Avenue  
Alan Milne (tenant), 3606 West 33rd Avenue  
William (Bill) Marion (tenant), 3550 West 1st Avenue  
John Lawrence Lashman (tenant), 5850 Clarendon Street  
Tak Yuen (tenant), 1354 East 18th Avenue  
Isla C. Scott (tenant), 3264 West 15th Avenue

- (c) the following applications be approved for six months from  
the date of this Resolution:

Raymond May (owner), 3685 Pandora Street  
Steve E. Force (tenant), 2098 Waverley Street

- (d) in respect to the above mentioned, the City Building  
Inspector be instructed to withhold enforcement action and  
to carry out the policy as adopted by Council on December  
17, 1963, and as amended by Council on November 10, 1964."

- (e) the following applications be not approved:

Loverna Brown (tenant), 1733 Waterloo Street  
Joginder Singh Nanara (owner), 6134 Beatrice Street

cont'd .....

Regular Council, May 13, 1975. . . . . 22

Illegal Suites -  
Hardship Cases (Cont'd)

MOVED by Ald.Bowers,  
THAT the recommendations contained in this report be  
approved after amending recommendation (e) to read as follows :

"the following applications be approved for one year  
from the date of this resolution :

Loverna Brown (tenant), 1733 Waterloo Street  
Joginder Singh Nanara (owner), 6134 Beatrice Street"

(Underlining  
denotes amendment)

- CARRIED UNANIMOUSLY

Finance and Administration  
(May 8, 1975)

1976-80 Five Year Plan Plebiscite (s) (Clause No. 1)

Ald. Volrich advised that he had received a memo from the  
City Clerk dated May 9, 1975, advising that it would be possible to  
hold a plebiscite on October 8, 1975 and that other involved  
officials concur.

MOVED by Ald.Volrich

THAT recommendation (a) of the Committee be approved  
and

FURTHER THAT the date of the Five Year Plan Plebiscite be  
set as Wednesday, October 8, 1975.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald.Sweeney,

THAT the Committee of the Whole rise and report

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,

SECONDED by Ald.Bowers,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

cont'd .....

BY-LAWS

1. BY-LAW TO ASSESS CERTAIN REAL PROPERTY  
IN THE YEAR 1975 FOR THE PURPOSE OF  
DEFRAYED COSTS AND CHARGES WITH RESPECT  
TO CERTAIN COLLECTIVE PARKING PROJECTS

MOVED by Ald.Volrich

SECONDED by Ald. Cowie

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald.Volrich

SECONDED by Ald. Cowie

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Local Improvement Relief -  
Pavement and curbs -  
Lot 4 of 35, Block B, D.L.'s  
319, 324 and part of 323

MOVED by Ald. Rankin,

SECONDED by Ald. Cowie

**WHEREAS** a sufficiently signed petition was filed with the City Clerk praying that Council construct pavement and curbs on Osler Street from 70th Avenue to the lane north on both sides and portland cement concrete curbs and gutters on both sides of Osler Street from the lane north of 70th Avenue to 67th Avenue (hereinafter called "the said project") as a local improvement, to be paid in part by special assessment upon the real property to be benefited thereby;

**AND WHEREAS** Council sat as a Court of Revision on March 12, 1970, to hear complaints against the proposed assessments and immediately following the hearing, Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same;

**AND WHEREAS** on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flanking relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

MOTIONS (Cont'd)

Local Improvement Relief -  
Pavement and Curbs -  
Lot 4 of 35, Block B, D.L.'s  
319, 324 and part of 323. (Cont'd)

- b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS Lot 4 of 35, Block B, District Lots 319, 324 and part of 323, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law and has constructed thereon a single family dwelling;

AND WHEREAS since the said lot flanks the said project, it is specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment to be imposed on the said lot is \$148.45 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) is \$49.48 for a period of fifteen years;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of October 5, 1971, for the relief hereinafter granted;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be especially inequitably and unjustly affected by a special assessment of \$148.45 for the said project and that such assessment be reduced to \$49.48 for the year 1975 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY



Regular Council, May 13, 1975.

MOTIONS (Cont'd)

2. Local Improvement Relief -  
 Pavement and curbs -  
 Lot 8 of Y of 7 to 10,  
Block C, D.L's 319, 324 and Part of 323

MOVED by Ald. Rankin,  
 SECONDED by Ald. Cowie

WHEREAS the construction of pavement and curbs on both sides of Heather Street from 70th Avenue to South West Marine Drive (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 8 of Y of 7 to 10, Block C, District Lots 319, 324 and Part of 323, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project and is zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law No. 3575;

AND WHEREAS the said lot is a corner lot with a frontage of thirty-three (33) feet abutting the said project on which is constructed a single family dwelling and the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned RM-3 (Multiple Dwelling District);

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, namely the annual sum of \$65.10, and that the special annual assessment be reduced for the year 1975 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of \$25.40. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1975 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
 AND BY THE REQUIRED  
 MAJORITY.

MOTIONS (Cont'd)

- 3. Local Improvement Relief -  
Pavement and curbs -  
Lot 24, Block 70, D.L.264A.

MOVED by Ald. Rankin,  
SECONDED by Ald. Cowie,

WHEREAS the construction of pavements and curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue (hereinafter called "the said project") was recommended by the Board of Administration on February 2, 1973, and approved by Council on February 20, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 24, Block 70, District Lot 264A, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

- " a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:
  - i) so that they pay a rate according to their zoning but with a residential level of flanking relief;
  - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
  - iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.
- b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on May 17, 1973;

AND WHEREAS on May 17, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot pursuant to the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flanking rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

MOTIONS (Cont'd)

Local Improvement Relief -  
Pavement and Curbs  
Lot 24, Block 70, D.L. 264A (Cont'd)

AND WHEREAS the special annual assessment to be imposed on the said lot is \$183.47 for a period of fifteen (15) years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) is \$61.16 for a period of fifteen (15) years;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be especially inequitably and unjustly affected by a special assessment of \$183.47 for the said project and that such assessment be reduced to \$61.16 for the year 1975 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

4. Local Improvement Relief -  
Pavement and Curbs -  
Lot 1, Block 65 North Part,  
D.L's 258 and 329

MOVED by Ald. Rankin  
SECONDED by Ald. Cowie

WHEREAS the construction of pavement and curbs on Jellicoe Street from South East Marine Drive to Kent Avenue North on both sides (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS the balance of Lot 1, Block 65 North Part, District Lots 258 and 329, Group One, New Westminster District, (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot is zoned CD-1 (Comprehensive Development) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

Cont'd.....

Regular Council, May 13, 1975.

MOTIONS (Cont'd)

Local Improvement Relief -  
Pavement and Curbs -  
Lot 1, Block 65 North Part,  
D.L's 258 and 329 (Cont'd)

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is \$313.90;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is \$34.78;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1975, as if the said lot were used for residential purposes, that is to say, the annual sum of \$34.78.

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1975 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

5. Local Improvement Relief -  
Pavement and curbs -  
Lot 1, Block 11, D.L. 318 and  
Lot 1, Block 12, D.L. 318

MOVED by Ald. Rankin,  
SECONDED by Ald. Cowie,

WHEREAS the construction of pavements and curbs on both sides of Seventy-Second Avenue from Granville Street to Osler Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972 as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

Cont'd.....

MOTIONS (Cont'd)

Local Improvement Relief -  
Pavement and Curbs -  
Lot 1, Block 11, D.L.318 and  
Lot 1, Block 12, D.L. 318. (Cont'd)

AND WHEREAS Lot 1, Block 11, District Lot 318,  
Group One, New Westminster District and Lot 1, Block 12,  
District Lot 318, Group One, New Westminster District  
(hereinafter called "the said lots") flank the said project;

AND WHEREAS the said lots are zoned RM-3 (Multiple  
Dwelling District) under Zoning and Development By-law No.  
3575 and have constructed thereon single family dwellings;

AND WHEREAS on October 5, 1971; Council passed a  
resolution which adopted the following recommendations of the  
Board of Administration of October 1, 1971:-

- "a) That Council adopt a policy of giving relief on  
local improvement charges to homes on flanking  
higher-zoned lots:
  - i) so that they pay a rate according to their  
zoning but with a residential level of  
flankage relief;
  - ii) that the relief be limited to owner-occupied  
single family dwellings, the ownership of  
which precedes the assessment of the local  
improvement charge;
  - iii) that the relief apply to local improvements  
for pavement and curbs and for sidewalks.
- b) That the Assessment Commissioner be instructed to  
bring forward each year a list of the properties and  
a formal resolution giving the relief to those  
properties still eligible."

AND WHEREAS the said project was advanced as a  
local improvement on the initiative principle to a Court of  
Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed  
that the said project would specially benefit the real property  
abutting the said project and undertook the same subject to  
relief being given under section 67 of Local Improvement  
Procedure By-law No. 3614 to the said lots in accordance with  
the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lots flank the said  
project, they may be specially assessed at the rate established  
in the Local Improvement Procedure By-law for property zoned  
RM-3 (Multiple Dwelling District) calculated on seventy-five  
percent (75%) of its flankage rather than twenty-five percent  
(25%) thereof had the said lots been zoned for residential use;

AND WHEREAS the special annual assessments for the  
said project to be imposed on the said lots for a period of  
fifteen (15) years are the amounts set forth opposite the  
same:

Lot 1, Block 11, District Lot 318	\$207.14
Lot 1, Block 12, District Lot 318	\$171.28

Regular Council, May 13, 1975. . . . . 30

MOTIONS (Cont'd)

Local Improvement Relief -  
 Pavement and Curbs -  
 Lot 1, Block 11, D.L. 318 and  
Lot 1, Block 12, D.L. 318 (Cont'd)

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lots would be unjustly affected by the imposition of a special annual assessment for the said project as hereinbefore recited and that the special annual assessment for the said project be imposed on the said lots for the year 1975 as if they were used for residential purposes, that is to say:-

Lot 1, Block 11, District Lot 318	\$69.05
Lot 1, Block 12, District Lot 318	57.07.

The Collector of Taxes is hereby directed to enter in the tax roll against the said lots the amounts of the reduced special assessment for the year 1975 only. The difference in the special annual assessment that would have been imposed on the said lots and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
 AND BY THE REQUIRED  
 MAJORITY.

6. Local Improvement Relief -  
 Pavement - Lot 12 West 42 Feet,  
Block 353, D.L. 526

MOVED by Ald. Rankin,  
 SECONDED by Ald. Cowie,

WHEREAS the construction of pavement twenty (20) feet wide on the lane south of Broadway from Birch Street to Oak Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 12 West 42 feet, Block 353, District Lot 526, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot, forty-two (42) feet in width, on which is constructed a single family dwelling, is zoned RM-3 (Multiple Dwelling District) under Zoning and Development By-law No. 3575;

AND WHEREAS by reason of the size of the said lot and the multiple dwellings constructed on real property abutting the said lot, the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned RM-3 (Multiple Dwelling District);

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

MOTIONS (Cont'd)

Local Improvement Relief -  
 Pavement - Lot 12, West 42 Feet,  
Block 353, D.L. 526. (Cont'd)

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, namely the annual sum of \$51.34, and that the special annual assessment be reduced for the year 1975 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of \$5.90. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1975 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
 AND BY THE REQUIRED  
 MAJORITY.

7. Local Improvement Relief -  
Street Lighting - Various Lots

MOVED by Ald. Rankin,  
 SECONDED by Ald. Cowie,

WHEREAS the construction of street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (hereinafter called "the said project") was recommended by the Board of Administration on July 22, 1966, and approved by Council on July 28, 1966, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on September 12, 1966;

AND WHEREAS on September 12, 1966, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the said project;

AND WHEREAS on February 27, 1970, it was recommended by the Board of Administration that relief be given under Section 67 of the Local Improvement Procedure By-law to the real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or being used for residential purposes until either an industrial development or such real property is acquired by the City, such recommendation having been approved by Council on March 3, 1970;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

Cont'd....

MOTIONS (Cont'd)

Local Improvement Relief -

Street Lighting - Various Lots (Cont'd)

<u>Description of Real Property</u>				<u>Annual Special Assessments for Industrial Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Blk.</u>	<u>D.L.</u>	
2	-	38	258 & 329	\$ 18.42
4	-	38	258 & 329	18.41
1	-	39-41	258 & 329	18.42
2	-	39-41	258 & 329	18.42
3	-	39-41	258 & 329	18.42
4	-	39-41	258 & 329	18.41
7 Amd.	-	42-44	258 & 329	56.96
1	1	70	258 & 329	32.35

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1975 as if it were used for residential purposes, that is to say:-

<u>Description of Real Property</u>				<u>Annual Special Assessments for Residential Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Blk.</u>	<u>D.L.</u>	
2	-	38	258 & 329	\$ 7.75
4	-	38	258 & 329	7.75
1	-	39-41	258 & 329	7.75
2	-	39-41	258 & 329	7.75
3	-	39-41	258 & 329	7.75
4	-	39-41	258 & 329	7.75
7 Amd.	-	42-44	258 & 329	23.98
1	1	70	258 & 329	13.62

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1975 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY



MOTIONS (Cont'd)

8. Local Improvement Relief -  
Street Lighting - Various Lots.

MOVED by Ald. Rankin  
SECONDED by Ald. Cowie

WHEREAS the construction of street lighting on both sides of South East Marine Drive from Elliott Street to Hartley Street (hereinafter called "the said project") was recommended by the Board of Administration on August 16, 1968, and approved by Council on August 20, 1968, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on October 3, 1968, and was defeated;

AND WHEREAS on March 18, 1969, Council, by resolution passed by two-thirds of all its members, declared that it was necessary in the public interest to construct street lighting on the said portion of South East Marine Drive and undertook the same, subject to relief being given under Section 67 of the Local Improvement Procedure By-law to the privately owned real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or used for residential purposes, until an industrial development is approved or such real property is acquired by the City;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Blk.	D.L.	
A	1	65 N.Pt.	258 & 329	\$109.90
Bal. 1	-	65 N.Pt.	258 & 329	46.97
-	-	66 W.1/2 N. of R of W	258 & 329	83.43
A.	-	69	258 & 329	52.21
-	-	69 Ex. W. 1 Acre & Ex. R of W & Ptn. lying S. thereof	258 & 329	63.06

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

MOTIONS (Cont'd)

Local Improvement Relief -  
Street Lighting - Various Lots (Cont'd)

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1975 as if it were used for residential purposes, that is to say:-

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub.	Blk.	D.L.	
A	1	65 N.Pt.	258 & 329	\$ 51.29
Bal. 1	-	65 N.Pt.	258 & 329	21.92
-	-	66 W.1/2 N. of R of W	258 & 329	38.93
A	-	69	258 & 329	24.37
-	-	69 Ex. W. 1 Acre & Ex. R of W & Ptn. lying S. thereof	258 & 329	29.43

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1975 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

ENQUIRIES AND OTHER MATTERS

Alderman Boyce  
By-Law Enforcement

referred to current difficulty in enforcing municipal by-laws, particularly with respect to dogs, parking violations etc. and in this regard filed copies of relevant newspaper clippings. The Aldermen suggested the Director of Legal Services report to Council on the matter of By-law Enforcement and the Mayor so directed.

The Council adjourned at approximately 10.30 p.m.

The foregoing are Minutes of the Regular Council Meeting of May 13, 1975, adopted on May 27, 1975.

\* \* \* \* \*

R. Phillips MAYOR  
R. Henry DEPUTY CITY CLERK

Manager's Report, May 9, 1975 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Cedar Cottage N.I.P. Allocations: Tyee School  
Playground and Community Centre Consultant

The Director of Planning reports as follows:

"A. Tyee School Playground

One of the objectives established during the planning stage of the Cedar Cottage Neighbourhood Improvement Program was to expand the number of public use areas within the community. The first of these public use areas to complete planning is a playground at Tyee Elementary School (5325 Dumfries Street). The design of this playground was done in conjunction with staff at the school, the Cedar Cottage N.I.P. Committee and the School Board. The Board is prepared to contribute \$2,000.00 towards the \$7,700.00 construction cost of the project. The required N.I.P. allocation is therefore \$5,700.00. The City's share of this allocation would be 25% or \$1,425.00.

B. Community Centre Consultant

The Cedar Cottage N.I.P. Concept Plan as approved by City Council in November, 1974, allocated \$500,000.00 to Social Facilities. As noted in the Concept Plan the sum was based on a two-storey addition to the Grandview Community Centre for seniors, day care and public events. Since that time there have been a number of discussions with various groups in the community and a general Day Care Questionnaire has been distributed. (There also has been a report produced and recommendations made by the Recreation Task Force dealing largely with Community Centres in the City.) However all efforts to date have not been translated into actual physical design.

It is proposed then to hire a consultant with some programming and architectural background to make recommendations on the optimal method of physical improvement to the Grandview Centre prior to a specific N.I.P. allocation being made. It should be pointed out that the study may or may not recommend that an addition would be the best way to improve the physical operation of the Centre. The hiring of such a consultant was approved by the Parks Board at its meeting of March 17, 1975 and by the Cedar Cottage N.I.P. Committee at its meeting of April 23, 1975. As in Kitsilano the Parks Board will fund 50% (i.e. up to \$7,500.00) of the consultant's fees. The required N.I.P. allocation then is \$7,500.00 and of this 25% or \$1,875.00 would be the City's share.

The Director of Planning recommends that City Council approve:

- (a) The expenditure from the Cedar Cottage Neighbourhood Improvement Program budget of a sum not to exceed \$5,700.00 to construct a playground at Tyee Elementary School on the understanding that a further \$2,000.00 will be funded by the School Board.

cont'd ...

Manager's Report, May 9, 1975 . . . . . (BUILDING - 2)

Clause No.1 (continued)

- (b) The expenditure from the Cedar Cottage Neighbourhood Improvement Program budget of a sum not to exceed \$7,500.00 as 50% of the estimated cost of retaining a consultant to make recommendations on specific physical improvements required to improve the services of the Grandview Community Centre. The Parks Board expects to provide their 50% share (up to \$7,500.00) out of their 1975 Capital Budget, to be recommended to Council."

The City Manager RECOMMENDS approval of the Director of Planning's recommendation (a) above.

The City Manager notes that, as in the case of Kitsilano, the sharing formula is different than for other N.I.P. projects in that the City of Vancouver pays 5/8ths of the costs on this proposal, whereas on other N.I.P. projects the City's share is one-quarter.

The City Manager RECOMMENDS that item (b) be approved on the understanding that normal N.I.P. sharing apply to the full amount of \$15,000.

2. Cedar Cottage N.I.P. Allocation: Films to be used in a program of Crime Prevention

The Director of Planning reports as follows:

"As noted in the Cedar Cottage Concept Plan the improvement of the safety of the area (in terms of traffic as well as in terms of vandalism) was high in the priorities of the area. Although N.I.P. was not designed to deal specifically with crime the program in Cedar Cottage is attempting to use some of the N.I.P. funds for suitable projects that may result in a reduced crime rate in the community. For instance, the program is negotiating with the Parks Board regarding the improvement of the lighting in the local parks.

On March 19, 1975, the Cedar Cottage Community Police Team approached the Cedar Cottage N.I.P. Committee proposing a program of citizen involvement in preventing crime. The program would involve films, meetings and discussions with school groups, seniors groups and other community groups. As crime is of definite concern within the N.I.P. area, the N.I.P. Committee approved the request and recommended that Council allocate the funds. Police Department funds for the staffing and promoting of such a program are available but there is no readily available Police Department budget for acquisition of films.

The Central Mortgage and Housing Corporation has stated in a letter dated April 21, 1975, that it will consider this project provided the funds are taken out of N.I.P. planning funds rather than N.I.P. implementation funds. If approved then the allocation would come out of the 1975 Planning budget of the Cedar Cottage Neighbourhood Improvement Program. Of the total estimated cost of \$2,378.00 the cost to the City would be 25% or \$594.00.

cont'd ...

Manager's Report, May 9, 1975 . . . . . (BUILDING - 3)

Clause No.2 (continued)

The Director of Planning recommends:

'That Council approve the expenditure of up to \$2,378.00 from the Cedar Cottage Neighbourhood Improvement Program for purpose of film acquisition to assist in a program of community involvement in crime prevention.'

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

3. Neighbourhood Improvement Program - Kitsilano  
Appropriation of Funds

The Director of Planning reports as follows:

"On November 12, 1974 City Council approved the Neighbourhood Improvement Program Concept Plans for Cedar Cottage and Kitsilano, calling for the formation of Citizen Advisory Committees to share in the operation of the Neighbourhood Improvement Programs.

On January 29, 1975 the Kitsilano Citizens' Planning Committee and City staff of the Kitsilano Planning Office, received an application from Bayview Community School for a grant from the Neighbourhood Improvement Program budget for Kitsilano.

The project put forward by the Bayview representatives involved alterations to the existing gymnasium that would improve its accessibility and segregate it from the rest of the school, thus greatly increasing its potential for local community use (Appendix I).

Acting within the context of the terms of reference established by Council, and reflecting the intentions of other levels of government involved in the Neighbourhood Improvement Program, the Committee and Local Area Planners reviewed the proposal and approved the application. The Central Mortgage and Housing Corporation was also advised of and concurred in the decision.

Discussions with School Board officials followed, to explore the contributions that could be made by the Neighbourhood Improvement Program to the school's community activities.

On April 10, 1975 Mr. D. L. Pritchard, Assistant Superintendent of Planning for the School Board, advised the Committee and Planning Department staff that the Bayview proposal had been reviewed by Senior Officials of the School Board and approved (Appendix 2).

It is, therefore, RECOMMENDED that:

City Council approve the expenditure of up to \$15,000 (fifteen thousand dollars; \$3,750 City; \$3,750 Provincial; \$7,500 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of contributing to the implementation of Stage 1 of the Bayview Community School proposal detailed in Appendix I of this report."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Manager's Report, May 9, 1975 . . . . . (BUILDING - 4)

#### CONSIDERATION

##### 4. 4584 West 1st Avenue

Neighbours of the house at 4584 West 1st Avenue have written complaining about renovation work being carried out on this house.

The City Building Inspector reports as follows:

"On January 15th, 1975, a Building Permit was issued to carry out alterations to the ground and second floor of the one-family dwelling located at 4584 West 1st Avenue. Since no structural alterations were included, no Development Permit was required. On March 18th, 1975, the developer requested and was given a Building Permit to 'alter the roof line of this one-family dwelling to provide ceiling height for 2 bedrooms and alter to provide roof garden area as per approved plans'. The plan checkers involved failed to realize that a Development Permit was required. When the builder proceeded with the work covered by the permit, we received several phone calls from neighbours objecting to the work. The matter was referred to the Planning Department noting that while there was no increase in floor area, there was a 25% increase in bulk, thereby requiring a Development Permit. On March 27th, 1975, the Deputy Director of Planning issued the Development Permit.

In mid April, four neighbours submitted an appeal to the Board of Variance 'appealing the decision of the Director of Planning who authorized the issuance of Development Permit #69751 on March 27th, 1975 to alter the third floor of the existing one-family dwelling to provide two bedrooms'. The Board heard and granted the appeal on April 23rd, 1975.

The Building Inspector in the field advised the builder on the job that he would have to cease work on the 3rd floor and on April 29th, 1975 a letter was issued requiring the developer to cease work.

This matter has been discussed with the Director of Legal Services for advice on the next step in the enforcement procedure. He advises that the matter should be reported to Council for consideration of alternatives and direction as to the next course of action."

The City Manager submits the report of the City Building Inspector for the CONSIDERATION of Council.

DELEGATION THIS DAY - MR. H. P. LEGG, REPRESENTING  
NORTH WEST POINT GREY HOMEOWNERS' ASSN.

##### 5. Use of Various Apartments in the West End as Hotels

The Director of Permits & Licenses reports as follows on the following apartments in the West End being used as hotels:

1861 Beach Avenue  
1080 Gilford Street  
1847 Pendrell Street  
1123 Burnaby Street  
1131 Burnaby Street  
1109-1111 Burnaby Street  
1095 Bute Street

"On December 17th, 1974, City Council considered a report and recommendations of the Standing Committee on Housing with respect to the use of apartments in the West End as hotels. At that time, only two buildings were considered and the owner of one of the buildings (1825 Comox Street),

Manager's Report, May 9, 1975 . . . . . (BUILDING - 5)

Clause No.5(continued)

Mr. M. Gaska was requested to appear before Council and show cause why his license should not be suspended. Mr. Gaska promised co-operation in not operating as a hotel and subsequent re-checks confirmed this. At the time of his Council appearance, Mr. Gaska named several other West End Apartments that he claimed operated as hotels and asked that they too be inspected. This was done and the above were found to be catering largely to transient personnel.

In a December 4th, 1974 report respecting the Zoning and Development By-law given to the Standing Committee on Housing, the Director of Legal Services indicated that, 'The difficulty in enforcing the present definitions of usage relates to having to rely on the character of the person occupying a unit rather than on some physical characteristic of the unit itself. It is very difficult to obtain testimony of an occupant that can be successfully used in Court. The same difficulty in enforcement would arise if the definition were to be based on length of occupancy'.

Due to their method of operation, catering to transients, and the fact that the City did not then license hotels, these buildings had been unlicensed until 1974 when new Provincial Legislation was enacted and hotel licenses were issued by the City to cover some of the subject premises. The fact remains, however, that all of these premises were erected and approved only as apartments at various times from 1928 to 1968. During the recent inspections it was found that the dwelling units were being rented on either a daily, weekly or monthly basis. No effort is made to disguise the fact that they cater generally to transient personnel. Letters were sent to each, requesting that they cease operating as transient accommodation and revert the use of their buildings to their approved occupancies as apartments.

Rechecks have recently been made and it is found that the transient type operations are continuing. In view of the difficulty of taking enforcement action through the Courts, Council may wish to ask the owners of the above buildings to appear before Council and show cause why their Business Licenses should not be suspended, or that some action be taken to regularize their hotel type operations."

The City Manager submits the foregoing report for the CONSIDERATION of Council.

FOR ADOPTION SEE PAGE(S) 92

Manager's Report, May 9, 1975 . . . . . (LICENSES - 1)

LICENSES AND CLAIMS MATTERS

A-5

RECOMMENDATION

1. Demolition of Building -  
1039 Richards Street

Mr. & Mrs. Bob Columbus of Bob's Power Demolition Ltd. have written to the Council with respect to a building they demolished at 1039 Richards Street. They state that, at the urgent request of the owner, they demolished the building on the week-end of September 13th, 1974. They say that they believed the owner had taken care of the demolition permit and were not aware that this had not been done until a later date. They state that in late November 1974 they received a letter pointing out that, in the future, permits must be taken out before any demolition can be done. They refer to the fact that prior to this date, it was not uncommon for demolition contractors to get permits after the demolition work commenced. Then on March 25th, 1975, Mr. Columbus received a summons for demolishing the building without a permit. They are asking Council to withdraw the case against Mr. Bob Columbus.

The City Building Inspector reports as follows:

"On September 24th, 1974, the Council passed a By-law setting up the Vancouver Heritage Advisory Committee. Then on October 8th, 1974, Council passed the following resolution:

'That where any building is demolished without first obtaining a demolition permit the matter will be referred to City Council for its consideration, and such action could place the demolisher's business license in jeopardy.'

Under date of November 18th, 1974, the Permits and Licenses Department mailed a copy of this resolution to all companies known to be in the business of demolition. On December 17th, 1974, Council passed the following resolution with respect to 1039 Richards Street:

'THAT the recommendations of the Committee contained in this clause be approved after amendment to read as follows:

- (i) That recommendation (a) be endorsed and recommendation (c) and (d) be received;
- (ii) That the Director of Permits & Licenses launch a prosecution against the appropriate person with respect to the building demolished at 1039 Richards Street and that this person be notified of the apparent violation of the By-law.'

Since the Council resolution was categorical, we followed instructions leading to the issue of the summons against Bob's Power Demolition Ltd.

Since it is alleged that the demolition was done prior to the adoption of the Heritage Advisory Committee By-law and the Council resolution of October 8th, 1974, this case is not likely to be successful in Court.

I agree with Mr. & Mrs. Columbus that it was not uncommon for contractors to obtain permits after demolition was commenced. Prior to consideration of Heritage matters, the chief concern of this Department in connection with demolition work was public safety and this was well policed notwithstanding the point made by Mr. & Mrs. Columbus.



Manager's Report, May 9, 1975 . . . . . (LICENSES - 2)

Clause No.1 (continued)

Our experience with Bob's Power Demolition Ltd. in the past has been that they make an effort to co-operate with the City. In view of all the foregoing, I would suggest that Council instruct the City Building Inspector to cease enforcement action.

It is recommended that Council instruct the City Building Inspector to cease enforcement action against Bob's Power Demolition Ltd. for demolition of the building at 1039 Richards Street."

The City Manager RECOMMENDS that the recommendation of the City Building Inspector be approved.

FOR ADOPTION SEE PAGE(S) 93

FINANCE MATTERS

A-7

RECOMMENDATION1. Police Communications Centre

The Director of Permits and Licenses reports as follows:

"On October 29, 1974, Council considered a report of the City Engineer and the Chief Constable and adopted their recommendations that a new Police Communications Centre be constructed on the Second Floor of the Public Safety Building, and funds totalling \$230,000 be provided from the 1974 Unallocated Supplementary Capital Budget for basic renovations to the Communications area. The space required for the Communications Centre has been vacated and is available for alteration.

The Architects for the project, Messrs. Harrison and Kiss, have recommended that the project be expedited by awarding a contract immediately to a firm experienced in building alteration work, to act as managers of the project and carry out the work on the basis of cost plus a fixed fee. This would minimize the time required for obtaining bids, and permit the work to proceed sooner than it can otherwise. It also should give the City a realistic price, in that neither the management contractor, nor to a degree the sub-contractors, need protect themselves against unknown cost factors as fully as they must when bidding a fixed price for alterations.

The Architects have suggested that the following firms be invited to submit tenders for the management contract, quoting their fixed fee, and the percentage required on materials and labour supplied on the site:

Allan & Viner Construction Limited  
Halse-Martin Construction Co. Limited  
Hodgson, King and Marble Limited  
Turnbull and Gaff Construction Co. Limited

The Architects also recommend that Council authorize the award of purchase orders for major equipment items which involve long delivery times, in order to expedite their delivery. The equipment would be delivered for installation by the contractors, and their bids state the credit given for its supply.

As noted in a cost summary presented to the Client Committee on April 15, the current estimates of the cost of building alterations and renovations to accommodate the Communications Centre in the Public Safety Building amount to \$425,000, and the funds provided for the purpose amount to \$330,000. The Director of Finance advises that the additional \$95,000 which will be required to complete the project if the current estimates prove to be valid, can be provided from unappropriated funds provided for alterations to the Public Safety Building.

The preliminary estimates are as follows:

(a) Building Alterations and Renovations -	\$375,000
(b) Architects and Consultants fees -	45,000
(c) Clerk of Works (part-time) -	1,500
(d) Miscellaneous items including construction of a telephone equipment room in basement -	<u>3,500</u>
Total current estimates -	\$425,000
Less - funds provided -	<u>\$330,000</u>
Additional funds indicated -	\$ 95,000

Cont'd

Clause No. 1 continued.

If Council accepts the recommendation that tenders be called for the management contract and pre-ordered equipment, the result of the bidding will be reported to Council, with recommendations for the award of contracts.

It is recommended that Council authorize the Director of Permits and Licenses to invite tenders from the firms listed above to quote their fee for carrying out the project in the capacity of management contractors, and to instruct the Architects and Consultants to obtain competitive price quotations for the equipment items whose delivery must be expedited."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

2. Investment Matters (Various Funds) February 1975.

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of February 1975.  
(b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Annual Yield %	Term Days
	<u>Chartered Bank Deposit Receipts and Government Notes</u>					
1975						
Feb 3	Mercantile Bank of Can.	Apr 15/75	\$ 1,000,000.00	986,282.57	7.15	71
	Mercantile Bank of Can.	Apr 15/75	1,013,908.22	1,000,000.00	7.15	71
	Banque Canadienne Nat.	May 15/75	3,055,868.22	3,000,000.00	6.73	101
4	Banque Canadienne Nat.	May 15/75	3,000,000.00	2,941,729.50	7.23	100
	Bank of British Columbia	Feb 5/75	1,000,164.38	1,000,000.00	6.00	1
	Bank of British Columbia	Feb 5/75	1,000,157.53	1,000,000.00	5.75	1
	Mercantile Bank of Can.	Feb 10/75	991,525.15	990,340.00	7.28	6
	Mercantile Bank of Can.	Feb 14/75	992,315.25	990,340.00	7.28	10
	Mercantile Bank of Can.	Feb 17/75	1,492,048.69	1,488,190.00	7.28	13
5	Banque Canadienne Nat.	Apr 1/75	1,000,000.00	989,473.50	7.06	55
	Mercantile Bank of Can.	Mar 3/75	995,335.63	990,320.00	7.11	26
	Mercantile Bank of Can.	Mar 27/75	1,000,000.00	990,390.00	7.08	50
	Banque Canadienne Nat.	Apr 2/75	991,125.50	980,490.00	7.07	56
	Banque Canadienne Nat.	Apr 16/75	993,784.37	980,490.00	7.07	70
	Mercantile Bank of Can.	Feb 6/75	5,000,958.90	5,000,000.00	7.00	1
6	Mercantile Bank of Can.	Feb 10/75	997,902.57	997,130.00	7.07	4
	Mercantile Bank of Can.	Feb 10/75	997,682.40	996,910.00	7.07	4
	Banque Canadienne Nat.	May 1/75	996,656.66	980,700.00	7.07	84
	Banque Canadienne Nat.	May 2/75	996,846.62	980,700.00	7.07	85
	Mercantile Bank of Can.	May 15/75	2,037,589.04	2,000,000.00	7.00	98
	Mercantile Bank of Can.	May 20/75	1,019,753.42	1,000,000.00	7.00	103
	Mercantile Bank of Can.	Jun 2/75	1,022,246.58	1,000,000.00	7.00	116
	Mercantile Bank of Can.	Feb 10/75	3,002,252.05	3,000,000.00	6.85	4
7	Bank of Montreal	Feb 10/75	1,000,287.67	1,000,000.00	3.50	3
10	Bank of British Columbia	Feb 12/75	500,195.21	500,000.00	7.125	2
	Bank of British Columbia	Feb 24/75	1,504,099.32	1,500,000.00	7.125	14
	Bank of British Columbia	Mar 3/75	3,011,995.89	3,000,000.00	6.95	21
	Mercantile Bank of Can.	Mar 17/75	1,006,616.44	1,000,000.00	6.90	35
	Mercantile Bank of Can.	May 30/75	1,020,605.48	1,000,000.00	6.90	109
	Mercantile Bank of Can.	Jun 13/75	2,046,504.11	2,000,000.00	6.90	123
11	Bank of Montreal	Feb 12/75	1,000,109.59	1,000,000.00	4.00	1
12	Bank of British Columbia	May 15/75	1,017,517.81	1,000,000.00	6.95	92
14	Mercantile Bank of Can.	Feb 28/75	2,005,178.08	2,000,000.00	6.75	14
	Mercantile Bank of Can.	Jun 13/75	767,116.44	750,000.00	7.00	119

Manager's Report, May 9, 1975 . . . . . (FINANCE -3)

Clause No. 2 continued.

17	Mercantile Bank of Can.	Feb 21/75	499,504.98	499,119.36	7.05	4
	Bank of Montreal	Mar 19/75	1,996,255.14	1,985,160.00	6.80	30
	Royal Bank	Mar 19/75	499,063.79	496,290.00	6.80	30
18	Mercantile Bank of Can.	Feb 26/75	500,000.00	499,235.00	6.98	8
	Mercantile Bank of Can.	Feb 19/75	1,000,184.93	1,000,000.00	6.75	1
19	Bank of Nova Scotia	Mar 5/75	1,000,000.00	997,417.64	6.75	14
24	Mercantile Bank of Can.	Feb 27/75	1,000,000.00	999,423.40	7.02	3
	Bank of Montreal	Feb 27/75	493,459.56	493,175.00	7.02	3
26	Bank of Nova Scotia	Mar 19/75	1,000,000.00	996,524.45	6.70	19
27	First Canadian Bank	Apr 24/75	1,500,000.00	1,484,850.00	6.65	56
			<u>\$58,966,815.62</u>	<u>\$58,484,680.42</u>		

DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Annual Yield
<u>Debentures</u>							
Feb 11	Can. Imp. Bank 7½%	May 15/93	<u>\$500,000.00</u>	97.00	<u>\$488,250.00</u>	18/3	8.10

SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Annual Yield
<u>Debentures</u>							
Feb 3	City of Van. 6%	Jun 15/80	\$ 30,000.00	90.58	\$ 27,174.00	5/4	8.20
	B.C. Hydro & Power Authority Dev. 8½%	Sep 1/79	425,500.00	101.87	433,456.85	4/7	8.00
	B.C. Hydro & Power Authority Parity Series C.G. 8½%	Aug 15/77	125,000.00	101.12	126,400.00	2/6	8.00
	B.C. Hydro & Power Authority Parity Series C.G. 8½%	Aug 3/78	300,000.00	101.50	304,500.00	3/6	8.00
	Ontario Hydro 7.75%	Jan 23/80	300,000.00	100.00	300,000.00	5/-	7.75
4	B.C. Hydro & Power Authority Dev. 8½%	Sep 1/79	50,000.00	101.87	50,935.00	4/7	8.00
19	City of Van. 6%	Jun 15/80	1,000.00	90.44	904.40	5/4	8.25
	City of Van. 5%	May 1/78	195,000.00	92.33	180,043.50	3/3	7.75
20	City of Van. 6%	Jun 15/80	25,000.00	91.87	22,967.50	5/4	7.90
			<u>\$1,451,500.00</u>		<u>\$1,446,381.25</u>		

Chartered Bank Deposit Receipts and Government Notes

Feb 26	Greater Vancouver Sewerage & Drainage District	Mar 3/75	497,560.63	-	497,135.00	5 days	6.25
			<u>\$1,949,060.63</u>		<u>\$1,943,516.25</u>		

SINKING FUND TRANSACTIONS (SALES)

<u>Debentures</u>							
Feb 26	City of Van. 10%	Dec 16/94	<u>502,500.00</u>		<u>487,500.00</u>	19/10	

Cont'd.

Manager's Report, May 9, 1975 . . . . . (FINANCE -4)

Clause No. 2 Continued.CEMETARY PERPETUAL CARE FUND (PURCHASES)Debentures

Feb 17	City of Van. 5.5%	Nov 15/78	1,000.00	90.50	905.00	3/9	8.00
	City of Van. 5.5%	Nov 15/79	1,000.00	88.50	885.00	4/9	8.00
			<u>2,000.00</u>		<u>1,790.00</u>		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY  
AS AT FEBRUARY 28/75

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
Short Term Chartered Bank Deposits Receipts and Government Notes	<u>63,185,365.09</u>	<u>61,890,417.66"</u>

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for February 1975 be approved.

3. Renovations and Furniture and Equipment -  
1060 West 8th Avenue

The Director of Permits and Licenses reports as follows:

"On December 17, 1974, City Council approved the City Manager's recommendation to purchase the building at 1060 West 8th Avenue to accommodate the Health Department. The report estimated the cost of renovations at \$287,000 exclusive of new furniture and equipment that may be required. Subsequently, on February 11th, 1974, City Council approved the sum of \$100,000 in advance of final estimates and formal Council approval of the 1975 Supplementary Capital Budget to expedite the design of the space and initiate renovations. The Director of Finance advised that \$300,000 was reserved for renovations in the 1975 Capital Budget at the time the building was purchased.

The City Architect reports that preliminary sketch designs to accommodate the Burrard Unit of the Health Department and the Central Office function have been completed, and have received the approval of the Medical Health Officer in sufficient detail to determine final estimated costs of renovations. Working drawings are now proceeding and essential "rough in" heating, ventilation and plumbing modifications are near completion to accommodate the requirements of the Health Department.

The total final estimated cost of the alterations and renovations is as follows:

(a) Renovation & alteration work -	\$269,010
(b) Telephone installation & communications -	5,990
(c) Drafting & consultant services -	5,000
(d) Carpet installation, 3rd floor Central Office, (see below) -	4,124
(e) Glass replacement - vandalism -	<u>2,000</u>
	<u>\$286,024</u>

Notes on Carpet Submissions

The first and second floors of this building have vinyl asbestos tile on the floor, installed by a prospective tenant prior to City purchase. The third floor is bare concrete.

Manager's Report, May 9, 1975 . . . . . (FINANCE-5)

Clause No. 3 Continued:

The third floor is intended for the Central Office function of the Health Department now located in the East Wing of City Hall. Five offices would be carpeted under the present Council carpet guidelines. Item (a) in the estimate includes these carpets in the private offices together with new vinyl asbestos tile over the remainder of the floor.

The Medical Health Officer is requesting special consideration for carpet over the entire third floor rather than just the private offices with the quality of the carpet in the private offices lowered to that of a commercial nylon carpet which would be used in the general areas. Under these circumstances, on this floor, we would have the most economical condition for a carpet installation, i.e. a large clear unoccupied floor space carpeted with only one type of carpet, with costs partially offset from savings from tile installation. Open clerical spaces and all other areas would gain substantial benefit from sound reduction and upgrading of the space, and it would also give greater flexibility in future relocation of partitions and generally improve the working space.

If the carpet were laid over the whole floor the additional cost incurred over that of installing vinyl asbestos tile would be approximately \$4,124, as noted in item (d) in the estimate.

The first and second floors are intended for the Burrard Health Unit, Common Large Meeting Rooms and Large Clinics. In four other Health Units, Council has previously given approval for carpet to be laid in the Pre-natal/Educational Clinic because of the use of the floor for exercises. In order that the basic estimate provides for carpet to the same standard as provided in other installations, the funds required for the Pre-natal/Educational Clinic have also been included in item (a) of the estimate to the value of \$1,650.

The Medical Health Officer requests Council to give special consideration for carpet in certain other areas on the first and second floors. Although many areas would benefit from carpet, he states that the areas listed below are the most critical because of high noise levels and heavy public use involving young children. This matter has been discussed with the City Manager who draws the attention of Council to the recommendation of the Finance Committee not to carpet similar areas in City Hall this year and therefore RECOMMENDS against such expenditures at this time.

The breakdown of areas is as follows:

Multi-Use Clinic Room -	\$ 1,085
Open Work Areas - Burrard Unit -	1,970
Meeting Room - 2nd Floor -	1,000
Conference Room - 2nd Floor -	570
Wait & Reception - Burrard Unit -	475
	<u>\$ 5,100</u>

The City Purchasing Agent reports as follows:

"Initial cost estimates for furnishings are stated below. A comprehensive report will be submitted to the City Manager at a later date.

<u>Replacement Furniture</u>	<u>Additional Furniture</u>	<u>Moving Costs</u>	<u>Total:</u>
\$27,000.00	\$79,200.00	\$5,000.00	\$111,200.00"

The Comptroller of Budgets advises as follows:

"Provision has been made in the 1975 Supplementary Capital Program for the cost of the renovations and alterations."

Cont'd...

Manager's Report, May 9, 1975 . . . . . (FINANCE - 6)

Clause No. 3 Continued:

Recommendations

It is RECOMMENDED that:

- A) Council approve the expenditure of \$286,024 for alterations and renovations to provide accommodation for the Health Department.
- B) Council indicate its wishes in the matter of providing carpet to those areas mentioned in the "Notes on Carpet" to the value of \$5,100.00.
- C) The source of funds be the 1975 Supplementary Capital Budget.
- D) The Purchasing Agent submit a comprehensive report to the City Manager for later report to Council on the extent and cost of the replacement and additional furniture required."

The City Manager RECOMMENDS that the foregoing report of the Director of Permits and Licenses be approved.

FOR ADOPTION SEE PAGE(S) 93

anager's Report, May 9, 1975.....(PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

- . Appointment to Royal Commission on Family & Children's Law

The following report was received from the Medical Health Officer:

"City Council on December 18, 1973, March 5, 1974 and February 18, 1975, respectively approved leave of Absence for Mrs. Mish Vadasz, Senior Social Work Consultant, and Miss Deanna Silvester, Social Work Consultant I, Health Department, to take up their appointments to the Royal Commission. At that time it was anticipated that the work schedule would be completed at the end of April, 1975.

The Health Department has now been informed that the Royal Commission will complete its task approximately May 31, 1975. We, therefore, request authorization for extension of the Leave of Absence for Mrs. Vadasz and Miss Silvester to that date. Total salary, fringe benefits and transportation costs (including City share) will continue to be recovered from the Province of British Columbia.

It is recommended that Mrs. M. Vadasz and Miss D. Silvester be granted Leave of Absence to May 31, 1975 to complete their appointment to the Royal Commission On Family and Children's Law."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

CONSIDERATION

- 2. Attendance at First Canadian Congress of Dentistry for Children

The following report was received from the Medical Health Officer:

"This is a request for funds for one person to attend a Special Conference to be held in Toronto on May 17 - 18, 1975.

The conference is a "first" of its kind so it could not be included in previous planning. There are no funds to cover the conference in the Health Department Budget. We have requested funds from the Provincial Government in their special training budget but were denied funds because the conference may become an annual one.

We have also applied to Personnel Department requesting that the meeting be considered a scientific course but they suggested a request to Council as a Special Conference.

The brochure for the meeting is on file in the City Clerk's Office. The subject matter is relative to the program of the Dental Division. It is a unique opportunity to hear such a variety of speakers from many areas of the United States and Canada. Such an assembly of research papers and internationally renowned speakers is not available in the Vancouver area.

The course is being held on the Victoria Day long weekend so leave of absence is not required. Attendance will not affect the workload of the department.

It is recommended that Dr. Margaret Maclean, Burrard Health Unit, be allowed to attend.



Manager's Report, May 9, 1975.....(PERSONNEL - 2)

Cont'd...2

The expenses involved are as follows:

Registration	\$ 85.00
Economy Air Fare	291.00
Ground Transportation	10.00
Hotel Accommodation - 2 nights	50.00
Per Diem Rate at \$25.00	50.00
	<u>\$486.00..</u>

Funds would be provided from Contingency Reserve if request is approved.

The City Manager submits the recommendation of the Medical Health Officer for Council CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 94

Manager's Report, May 9, 1975.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. SALE OF PROPERTY TO ADJOINING OWNER

City-Owned Lot 1 of Lots 76 & 77, Block 153  
D.L. 264A; Plan 222 & 1771; S/S 1800 Block  
East 8th Avenue - Between Grandview Highway  
and Victoria Drive

Supervisor of Property & Insurance reports as follows:-

The owners of Lot A of Lots 78 & 79, Block 153, D.L. 264A, Plan 2243, known as 1804 East 8th Avenue, have submitted an application to purchase the City-owned property which adjoins their property to the west.

The privately-owned property has a frontage of 33.3 feet and an average depth of 54.8 feet, making a total area of approximately 1,830 square feet, zoned RT-2, Two-Family Dwelling District. The property is improved with a one-storey frame dwelling with four rooms and a basement, in average condition for age and type.

The City-owned property, legally described as Lot 1 of Lots 76 & 77, Block 153, D.L. 264A, Plan 222 & 1771, is a double-fronting site located at the intersection of 8th Avenue and Grandview Highway. The lot is triangular in shape with a frontage of 67 feet along 8th Avenue and has an area of approximately 1,600 square feet, zoned RT-2, Two-Family Dwelling District. The property is vacant and has been fenced in and landscaped over the years by the adjoining owners. Due to its restricted size and shape, the property cannot be developed individually.

Following discussions, the owners have submitted an offer of \$2,900.00 cash for the City-owned lot. This offer is inclusive of current year's taxes, registration, documentation and administrative fees and cost of survey, and is subject to privately-owned Lot and City-owned Lot 1 being consolidated to form one parcel.

The sale of the City-owned lot to the adjoining owners and the consolidation of the two properties to form one parcel has been endorsed by the Director of Planning.

RECOMMENDED That the sale of City-owned Lot 1 of Lots 76 & 77, Block 153, D.L. 264A, be sold to the owner of adjoining Lot A of Lots 78 and 79, Block 153, D.L. 264A on the basis of clear title for the sum of \$2,900.00, inclusive of current year's taxes, registration, documentation and administrative fees and cost of survey subject to the two lots being consolidated to form one parcel, the date of sale to be the date of Council's approval.

City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

FOR ADOPTION SEE PAGE(S) 94

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING & DEVELOPMENT

April 29, 1975

Meeting of the Standing Committee of Council on Planning and Development  
held on Tuesday, April 29, 1975, in the No.1 Committee Room, third  
floor, City Hall, at approximately 10:15 a.m.

PRESENT: Alderman Bowers, Chairman  
Mayor Phillips  
Aldermen Bird, Harcourt & Kennedy

ABSENT: Alderman Cowie

COMMITTEE  
CLERK: M. Cross

On April 22, 1975, the Committee considered Major Policies for  
Transit Facilities and Policies for Street Systems and Parking.  
It was agreed that discussions on policies for Other Movement  
could be continued on April 29, 1975.

RECOMMENDATION

Downtown Zoning, West End Zoning, Central Area Planning  
and A Development Control Process

OTHER MOVEMENT MATTERS(i) Bicycles: Policy

- 1) ENCOURAGE DEVELOPERS TO INCLUDE FACILITIES FOR BICYCLES AND CYCLISTS.

RECOMMENDED

THAT the Policy on Bicycles be deleted.

FURTHER THAT the appropriate staff investi-  
gate the possibility of a study being  
carried out on bicycle use downtown.

(ii) Trucks: Policies

- 1) REQUIRE PROVISION OF EFFICIENT LOADING FACILITIES IN ALL DEVELOPMENTS  
2) INVESTIGATE REGULATION OF DELIVERY TIMES ON PEDESTRIAN AMENITY STREETS

RECOMMENDED

THAT the Policies on Trucks be adopted.

- - - - -

URBAN FORM: POLICIES

- 1) EMPHASIZE DESIGN QUALITY IN ALL DOWNTOWN DEVELOPMENTS  
2) ADOPT MAP 9 - CHARACTER AREAS  
MAP 10 - GATES, CHANNELS AND NODES  
MAP 11 - HEIGHT OF BUILDINGS,  
AS AN INDICATION OF COUNCIL'S POLICY IN GUIDING DEVELOPMENT PROPOSALS  
DOWNTOWN.  
3) PROTECT IMPORTANT VIEWS DOWNTOWN AND FURTHER DEVELOP PRECISE VIEW  
PROTECTION AREAS FOR THE MOST IMPORTANT VIEWS.  
4) CREATE NEW VIEWS IN NEW DEVELOPMENTS WHEN OPPORTUNITIES ARISE.  
5) ENCOURAGE ARCADES, AWNINGS AND COVERED PLACES IN PEDESTRIAN AREAS.

ding Committee on Planning & Development  
 1 29, 1975 . . . . .

2

use No.1(B) continued

- 6) DISCOURAGE USE OF GROUND SPACE WITHIN BUILDINGS NEXT TO PEDESTRIAN AREAS FOR BANKS, LOBBIES AND OTHER NON-ACTIVE USES.
- 7) ENCOURAGE LIVELY, COLOURFUL DISPLAYS AND ATTRACTIVE ACTIVITIES ON PEDESTRIAN STREETS.

#### RECOMMENDED

THAT consideration of Policy #2 be deferred and Policies 1, 3, 4, 5, 6 and 7 on Urban Form be adopted.

- - - - -

The Committee considered the Official Development Plan for Downtown and took the following actions.

The Director of Planning advised that the map describing the "Downtown Comprehensive Development District (DCDD)" would have to be amended.

With respect to the description of the application and intent of the Downtown Comprehensive Development District, it was agreed that it should be re-written to include some reference to the G.V.R.D. livable region and a statement on automobile transportation.

The Committee agreed that the Section on Retail Use Continuity should be re-written to include different degrees of necessity for required and encouraged retail uses. The map would be amended to reflect the Committee's thinking that Howe Street should be shown as "required" and Davie Street to False Creek should be shown as "encouraged".

#### RECOMMENDED

THAT a map indicating streets where retail use is required and streets where retail use should be encouraged shall be included in the Official Development Plan.

- - - - -

The Committee considered the Section on Density as follows:

1. The maximum permitted density (floor space ratio) shall in no case exceed the amount shown for each of the eight density areas within the district as illustrated on Plan 2.

(a) Permitted maximum density is as follows:

- A In the area denoted by the letter 'A' on Plan 2, the maximum density for any permitted use shall be floor space ratio 9.00.
- B In the area denoted by the letter 'B' on Plan 2, the maximum density for any permitted use shall be floor space ratio 7.00.
- C In the area denoted by the letter 'C' on Plan 2, the maximum density for any permitted use shall be floor space ratio 5.00.
- D In the area denoted with the letter 'D' on Plan 2, the maximum density for any non-residential use shall be floor space ratio 3.00; however, an additional floor space ratio of 2.00 may be permitted for residential use.
- E In the area denoted with the letter 'E' on Plan 2, the maximum density for any non-residential use shall be floor space ratio 1.00; however, an additional floor space ratio of 2.00 may be permitted for residential use.

- F** In the area denoted with the letter 'F' on Plan 2, the maximum density for any non-residential use shall be floor space ratio 5.00; however, for every square foot of residential floor area, an additional square foot of non-residential floor area shall be permitted up to a maximum additional floor space ratio of 1.00 for residential use and a maximum additional floor space ratio of 1.00 for non-residential use.
- G** In the area denoted with the letter 'G' on Plan 2, the maximum density for any non-residential use shall be floor space ratio 4.00; however, for every square foot of residential floor area, an additional square foot of non-residential floor area shall be permitted up to a maximum additional floor space ratio of 1.00 for residential use and a maximum additional floor space ratio of 1.00 for non-residential use.
- H** In the area denoted with the letter 'H' on Plan 2, the maximum density for any non-residential use shall be floor space ratio 2.00; however, for every square foot of residential floor area, an additional square foot of non-residential floor area shall be permitted up to a maximum additional floor space ratio of 2.00 for residential use and a maximum additional floor space ratio of 2.00 for non-residential use.
2. Hotels shall be considered to be a commercial use.
3. In no case shall the density (f.s.r.) of residential use exceed 3.0 whether obtained in the form of bonus or within the general density (f.s.r.) limits or provided instead of permitted non-residential density.

#### RECOMMENDED

THAT the Director of Planning prepare a report on the G.V.R.D.'s livable region, with input from other departments, to be considered at a meeting of the Standing Committee on Planning and Development in approximately one month's time, to which all Council members and representatives of the G.V.R.D. will be invited.

FURTHER THAT the Section on Density be deferred until after consideration of the above report.

The Committee further discussed the Density of Residential Uses and

#### RECOMMENDED

THAT the Director of Planning and Director of Social Planning report back as to whether it is feasible to allow a floor space ratio in excess of 3.0 in particular circumstances.

- - - - -

The possibility of forming a development corporation was discussed and the Committee

#### RECOMMENDED

THAT the Vancouver City Planning Commission be requested to investigate the possibility of a development corporation to provide residential accommodation Downtown.

The meeting adjourned at 12:30 p.m. and reconvened at 2:00 p.m. with Aldermen Bowers, Bird, Harcourt and Kennedy present.

\* \* \* \* \*

With respect to Section 4, Height of Buildings, as follows:

The height of buildings shall not exceed the height limits prescribed and illustrated on Plan 3; except as follows:

1. The Development Permit Board may, in its discretion, permit buildings which exceed the prescribed height limits, after taking particular account of the over-shadowing, view obstruction, and other environmental criteria set out in the Design Guidelines. However, in no case shall the maximum height as may be permitted exceed 450 ft.

the Committee

#### RECOMMENDED

THAT the Section on Height of Buildings be approved.

The Committee considered Section 5, Parking and Loading, as follows:

Traffic congestion is a significant determinant with respect to the general attractiveness of the Downtown. It is one of the objectives of this By-law to reduce traffic congestion particularly within the high-density core area. Parking both in terms of the amount provided and the location at which it is provided is a significant determinant of congestion.

1. The provision of parking facilities may not be required with developments; however, where parking is provided it shall be subject to the following conditions and regulations:
  - (a) The provision of parking within the area denoted with the letter A on Plan 4 shall not exceed:
    - (i) Office Commercial - not more than one space for every 4,800 square feet of such use
    - (ii) Other Permitted Uses - not more than one half of the permitted maximum under Clause 1(b) of their Section (below).
    - (iii) Parking Garages are not permitted as a separate use.
  - (b) The provision of parking in all parts of the Downtown District, except the area denoted with the letter A on Plan 4 shall not exceed:
    - (i) Office Commercial - not more than one parking space for every 2,400 square feet of such use.
    - (ii) Residential - not more than one parking space for every 2,000 square feet of such use.
    - (iii) Other Permitted Uses - not more than the minimum requirements set out for such uses in Section 12 of the Zoning and Development By-law # 3575.
2. The provision of loading spaces shall be in accordance with the provisions of Section 13 of the Zoning and Development By-law # 3575. (Note. Revisions to the present loading requests are currently under consideration and may be varied by amendment to the Zoning By-law).

#### RECOMMENDED

THAT the Section on Parking and Loading be approved with the following amendments:

- Add Section 1(a)(iv) 'Residential - not more than one parking space for over 1,000 sq. ft. of such use'
- In Section 1(b)(ii), amend '2,000 sq. ft.' to '1,000 sq. ft.'
- In 2, after Zoning and Development By-law #3575, add 'subject to variations as may be agreed by the Development Permit Board'

tanding Committee on Planning & Development  
 pril 29, 1975 . . . . .

5

ause No.1 (continued)

The Director of Social Planning submitted a revised Section 6,  
 Social & Recreational Amenities & Facilities:

It is the purpose of this Section to provide in the Downtown area  
 social and recreational amenities for the enjoyment of residents and of  
 the general public. Social and recreational amenities include such  
 things as:

- 1) facilities which provide opportunities for physical fitness;
- 2) facilities for general recreation;
- 3) facilities which provide a service to the public.

Facilities or areas which contribute to physical amenity, such as  
 parks, plazas, arcades or ornamental elements in the landscape, are  
 not included in this Section. These items and others of a similar  
 nature will be provided where appropriate, as part of the design of  
 the buildings.

I. Exclusion From Floor Space Ratio

The following ancillary facilities are excluded from the floor  
 area measurement provided that the area of such excluded  
 facilities contained in this section does not exceed 20% of  
 allowable FSR or 10,000 square feet, whichever is the lesser.

List of Excluded Uses:

- i) saunas
- ii) tennis courts
- iii) swimming pools
- iv) squash courts
- v) gymnasiums and workout rooms
- vi) games rooms and hobby rooms
- vii) day care centres
- viii) libraries (public)
- ix) other uses of a public service, social or recreational  
 nature, which in the opinion of the Development Permit  
 Board are similar to the above.

Off-Street Parking

No off-street parking spaces shall be provided  
 in excess of the number of employees on any one working shift.

RECOMMENDED

THAT the Section on Social & Recreational Amenities &  
 Facilities be approved after amending the first paragraph  
 to read 'It is the purpose of this Section to provide in  
 the Downtown area social and recreational amenities  
 primarily for the enjoyment of Downtown residents and  
 employees'.

The question of recreation and changing facilities for City  
 Hall employees was discussed and the Committee

RECOMMENDED

~~THAT the City Manager, through the Management Advisory~~  
 Committee investigate the provision of some recreational  
 and changing facilities for City Hall employees.

The Section on Bonuses for Provision of Social and Recreational  
 Facilities was amended to read:

'Where a need for any Public, Social or Recreational  
 Facility has been demonstrated to the satisfaction of  
 the Development Permit Board, the Board may authorize  
 for any building which includes one or more of such  
 facilities, an increase in the permitted floor space  
 ratio or density of a building, subject to prior  
 approval by City Council.

cont'd ....

Clause No.1 (continued)

'In determining the increase in floor area or density that may be authorized, the Development Permit Board shall consider:

- a) the construction cost of the facility, and
- b) any costs to the developer of continuing maintenance required for the facility
- c) the rental value of the increased floor area
- d) the value of any authorized relaxation of other restrictions.

PROVIDED that such facilities shall be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.'

RECOMMENDED

THAT the Section on Bonuses for Provision of Social and Recreational Facilities, as amended, be approved.

\* \* \* \*

Mr. John Coates, Planning Department, submitted a revised section on West End Planning Policies. The Committee considered the Policies, as follows, and took the following action:

OVERALL POLICIES

- 1. Preserve and improve the West End as a desirable place for a large concentration of people to live, close to downtown.
- 2. Provide the opportunity for residents to be continuously involved in the planning and development of the West End, in order to create confidence by residents in their local area and in their ability to control its future.
- 3. Permit the West End to continue to provide a first residence for many newcomers to Vancouver.
- 4. Replace existing "blanket zoning" with development controls which recognize a variety of different physical and social sub-areas.

RECOMMENDED

THAT with the deletion of the word 'continuously' in Policy #2, the Overall Policies for the West End be approved.

- - - - -

POPULATION

- 1. Aim to limit the growth of residential population to a maximum of approximately 47,600 by 1988.
- 2. Take steps to preserve the existing diversity of population, including the small proportion of families with children.
- 3. Encourage the development of relatively homogeneous neighbourhoods.
- 4. Encourage the development and preservation of rental housing.

This relates to the massive trend towards the development of self owned suites. One of the West End's traditional and needed functions is as a place of first residence to many newcomers, as well as more permanent accommodation for single persons and the elderly. Rental accommodation



RECOMMENDED

THAT the Policies on Population be approved after amending Policy #3 to read 'Encourage the retention of the character of the existing neighbourhoods in the West End.'

- - - - -

HOUSING

1. Increase variety of housing types.
2. Permit and encourage high standards of design.
3. Permit and facilitate "infill" housing.

RECOMMENDED

THAT Policy #2 be deleted and Policy #1 and #3 on Housing be approved.

- - - - -

HERITAGE

1. Designate and preserve buildings of special heritage value.
2. Develop a workable "transfer of density" technique as a means of preservation of heritage buildings.

RECOMMENDED

THAT the Policies on Heritage be deleted.

- - - - -

COMMERCIAL

1. Reduce commercial densities of Davie Street, Denman Street and the 1600 and 1700 Blocks of Robson Street.
2. Encourage continuous retail or service use frontage on the ground floor of shopping streets.
3. Permit new hotel uses only in transitional areas adjacent to Downtown.
4. Encourage outdoor restaurants and other similar outdoor commercial uses of pedestrian interest.
5. Permit convenience commercial uses within the residential area east of Denman Street.
6. Without curtailing necessary service to the public, the number of service stations should not be increased.

RECOMMENDED

THAT the following Policies on Commercial be approved:

- 1) Reduce permitted commercial densities of Davie Street, Denman Street and the 1600 and 1700 Blocks of Robson Street.
- 2) Encourage continuous retail or service use frontage on the ground floor of shopping streets, and arcades on other pedestrian routes, to adjacent streets.

- 3) Except for small residential hotels that offer facilities to the local community, permit new hotel uses only in transitional areas adjacent to Downtown.
- 4) Encourage outdoor restaurants and other similar outdoor commercial uses of pedestrian interest.
- 5) Permit convenience commercial uses within the residential area east of Denman Street.
- 6) The number of service stations should not be increased.

- - - - -

### PARKS

1. Investigate with residents the desirability of mini parks and pedestrian pathways east of Denman Street and south of Davie Street.
2. Preserve existing street trees and plant new ones.

### RECOMMENDED

THAT the above Policies on Parks be deferred until after the report reference from the Director of Planning and the City Engineer on West End Traffic Schemes are received.

- - - - -

### TRANSPORTATION

1. Continue to reduce through-traffic.  
Minimize its detrimental effect.
2. Adopt a street classification including the four categories of:
  - i. District Arterials
  - ii. Local Distributor/Collector Streets
  - iii. Local Access Streets
  - iv. Lanes.
3. Assume high frequency bus transit service on Davie, Denman and Robson Streets.
4. In conjunction with the Bureau of Transit, investigate the feasibility of transit services on Nelson Street as a possible part of a future downtown system.
5. Require vehicular access to residential buildings from the lane wherever possible.

### RECOMMENDED that

- (a) Policies #1 and #2 on Transportation be deferred until after the report reference from the Director of Planning and the City Engineer on West End Traffic Schemes are received.
- (b) Policy #3 be amended to read 'There shall be good high frequency transit service throughout the West End'.
- (c) Policy #4 be amended to read 'That the City Engineer and the Director of Planning, in consultation with the Bureau of Transit investigate alternatives for improving transit in West End'.
- (d) That Policy #5 be approved.

Standing Committee on Planning & Development  
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### PARKING

1. Investigate the feasibility of reducing the existing off-street parking requirements.

#### RECOMMENDED

THAT the Policy on Parking be deleted.

- - - - -

### COMMUNITY FACILITIES

1. Encourage "Community Facility Clusters".
2. Provide floor space incentives for the provision of social and recreational facilities and social services.
3. Permit institutional uses as a part of mixed use developments, e.g. churches and schools.

#### RECOMMENDED

THAT the above Policies on Community Facilities be approved.

- - - - -

During consideration of the West End Policies, members of the Committee discussed the location of liquor stores in the West End and felt they were not properly situated to avoid traffic back ups.

#### RECOMMENDED

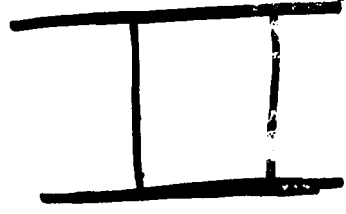
THAT the Director of Planning discuss with the Liquor Administration Branch, the location of liquor outlets in the West End.

\* \* \* \*

It was agreed that the next meeting would be held at 3:00 p.m. Thursday, May 1, 1975, to discuss the Official Development Plan for the West End.

The meeting adjourned at 5:10 p.m.

FOR ADOPTION SEE PAGE(S) 95



REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL  
ON COMMUNITY SERVICES  
AND FINANCE AND ADMINISTRATION

A Joint Meeting of the Standing Committees of Council on Community Services and Finance and Administration was held in No. 1 Committee Room, Third Floor, City Hall, on Thursday May 1, 1975, at approximately 10:00 a.m.

PRESENT: Alderman Rankin, Chairman  
Alderman Boyce  
Alderman Kennedy  
Alderman Marzari  
Alderman Sweeney  
Alderman Volrich

ABSENT: Alderman Bowers

COMMITTEE  
CLERK: G. Barden

.....

RECOMMENDATIONS

1. Neighbourhood Services Association - Grant Request

On February 11, 1975, City Council passed the following motions:

"An interim grant of \$32,000 be approved for Neighbourhood Services Association, for services offered by NSA Kits House.

The Director of Social Planning meet with Neighbourhood Services Association to further discuss the Agency's finances, priorities and service proposals with respect to operations in Cedar Cottage and the West End for a report back to the Standing Committees on Community Services and Finance and Administration in early March 1975 with a final recommendation."

The Committee had for consideration a Manager's report dated April 10, 1975, giving background of grants to NSA in 1974 and interim grant in 1975, a brief description on the financial breakdown of the grant requests for Gordon House and Cedar Cottage House and conclusions from the evaluation carried out by the Social Planning Department in March, 1975, (copies circulated).

In 1974 NSA was granted \$54,400 from the City for Neighbourhood House operations. In 1975 they have requested \$120,000 for Neighbourhood House operations. Representatives of NSA advised that the increased grant request is due to increased costs because of inflation, a fall-off of revenue from other sources and an unfortunate fire at Alexandra Neighbourhood House. The funds were requested to cover salaries, operating expenses and the administrative costs at three neighbourhood houses as follows:

Cont'd...

Standing Committees of Council  
 on Community Services and  
 Finance and Administration . . . . . 2  
 May 1, 1975.

Clause No. 1 Continued:

A. Kitsilano House	\$32,600
2305 West 7th Avenue	
B. Gordon House	\$48,400
1068 Davie Street	
C. Cedar Cottage House	\$39,000
4065 Victoria Drive	
	<hr/>
TOTAL	\$120,000
	<hr/>

The Committee felt that a copy of NSA's provisional budget summarized on one page, and answering questions the Committee would want answered, should be circulated to the Committee with their request for a grant. It was reported that NSA is an approved agency for CAP sharing and the NSA costs to be covered by the City for the 1975 grant are mainly salaries, benefits and travelling expenses, which are eligible items for CAP recovery.

It was noted that the Vancouver Resources Board should be in a position in 1976 to co-ordinate and evaluate agencies that provide these neighbourhood services. In the meantime, the Committee felt unqualified to evaluate the NSA programs themselves, and felt they must rely on the Social Planning Department's evaluation.

Following further discussion it was,

RECOMMENDED

- (a) THAT City Council approve an additional grant of \$48,000 to the NSA to be allocated among the three neighbourhood houses at the discretion of the NSA Board of Governors to bring the total City grant to the NSA in 1975 to \$80,000. (\$32,000 plus \$48,000: Net cost to the City \$40,000 after CAP recovery.)
- (b) The source of funds to be Contingency Reserve.

NOTE: Alderman Marzari put the following motion that resulted in a tie vote and therefore was lost.

"THAT City Council approve a total grant to NSA in 1975 of \$100,000."

(Aldermen Volrich, Kennedy and Sweeney opposed)

2. Family Service Centres - Grant Request

On February 11, 1975 City Council passed the following motions:

"An interim grant of \$21,200, equal to one half of last year's allocations, be approved for Family Service Centres.

The Director of Social Planning meet with the Family Service Centres to further discuss the agency's finances, priorities and service proposals to the City for report back to the Standing Committee on Community Services and Finance and Administration in early March, 1975 with a final recommendation."

Cont'd...

Standing Committees of Council  
on Community Services and  
Finance and Administration . . . . . 3  
May 1, 1975

Clause No. 2 Continued:

The Committee had for consideration a Manager's report dated April 26, 1975, outlining the Family Service Centres grant request of \$72,714 for 1975 for two services - local area family programming (\$32,100) and family life education (\$40,614). The report gave details of the agency's finances, priorities and service proposals, (copies circulated).

Representatives of the Family Service Centres were questioned as to whether the increased grant requested was for an expansion of services and they stated that their program is growing and this would require an expansion of some positions.

The Social Planning Department felt they presently have sufficient staff to handle an expanded program.

Following further discussion it was,

RECOMMENDED

- A. (i) THAT City Council approve an additional grant of \$10,900 to be combined with the \$21,200 previously approved by Council to give a total grant of \$32,100 to fund local area program staff as follows:

One full-time position	- Renfrew	\$14,150
	Collingwood	
One-third Coordinator's salary	- Dunbar-West	3,800
	Point Grey	
One-full time salary	- Killarney	14,150
	Fraserview	
Total Local Area Program		<u>\$32,100</u>

- (ii) THAT the City be invoiced quarterly by Family Service Centres for these services.

- B. (i) THAT City Council approve an additional \$10,000 of net program costs for Family Life Education groups provided by other than local area staff. It is suggested that the majority of these groups be for families with pre-school children.

- (ii) THAT the City be invoiced by Family Service Centres for the net program costs of programs actually carried out by Family Service Centres on a quarterly basis.

- C. THAT City Council support application of Family Service Centres to the Community Resources Board and the Vancouver Resources Board for financing of local area program staff in 1976.

Cont'd...

Standing Committees of Council  
 on Community Services and  
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Clause No. 2 Continued:

These additional grant recommendations of \$20,900 (\$10,900 in A. (i) and \$10,000 in B. (i) above) added to the \$21,200 approved by Council on February 11, 1975, result in a 1975 civic grant to Family Service Centres of \$42,100. (This agency is approved for CAP funding and therefore the total net cost is \$21,050 after estimated CAP recovery.)

The Comptroller of Budgets advises that if this request is approved the source of funding for the additional net City cost of \$10,450 will be Contingency Reserve.

FOR ADOPTION SEE PAGE(S).....90

The meeting adjourned at approximately 12:00 noon.

REPORT TO COUNCIL

III

STANDING COMMITTEE OF COUNCIL  
ON PLANNING & DEVELOPMENT

May 1, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, May 1, 1975 in the No. 1 Committee Room, third floor, City Hall, at approximately 3:05 p.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Harcourt  
Alderman Kennedy

COMMITTEE  
CLERK: M. Cross

RECOMMENDATION

1. Downtown Zoning, West End Zoning, Central Area  
Planning and a Development Control Process

At the meeting on April 29, 1975, the Committee dealt with the remaining policies for the Downtown as well as policies for the West End.

The Committee considered the Official Development Plan for the West End (on file in the City Clerk's Office), a By-law to regulate the West End Comprehensive Development District (WECDD). As is the case with the Downtown Comprehensive Development District, consideration of development permit applications in the WECDD will be based upon policies and regulations of the Official Development Plan and policies of the Design Guidelines.

The Committee agreed that the section on Land Use would have to be reworded to reflect the following comments:

- in the section on permitted uses, "Residential" should include infill housing; and "Social, recreational or cultural ...." should be more specific
- "C" should read "Small scale commercial uses ...."  
"CH" should read "Small scale residential hotels."
- Convenience commercial uses and new housekeeping units would be allowed throughout the residential area of the West End.

With respect to convenience commercial uses the section should state that the Development Permit Board shall consider the opinions of the immediate neighbourhood.

During the discussion on hotels, the Committee

RECOMMENDED

THAT the Director of Planning consider locations where hotels could be located near the waterfront in the West End;

FURTHER THAT the map showing Uses be amended to indicate hotels permitted along the southern perimeter.

Cont'd . . .



Standing Committee of Council . . . . . 2  
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 May 1, 1975

Clause #1 continued:

The Committee discussed the fact that some apartments were converting to hotel use as apartment use was uneconomic due to rent controls.

RECOMMENDED

THAT the Director of Planning be requested to undertake a study of the impact of rent controls on the development of the West End, and report back to the Committee.

-----  
 The following section on Density was discussed at length:

"The West End is and will remain a high density residential area. However, the maximum density permitted is varied in different areas within the District in recognition of social and physical differences which exist at present.

1. Permitted Density (F.S.R.)

The maximum permitted floor space ratio shall be as shown in Map B.

In addition, however, the maximum floor space ratio of 2.2 for the local commercial areas shall be comprised of a maximum commercial floor area of 1.2, with the additional 1.0 being comprised of other permitted uses.

2. Permitted Density (D.U.A.)

In order to encourage a population and household mix within the District, the Development Permit Board may, in its discretion, prescribe maximum density in dwelling units per acre (D.U.A.) as shown on Map C. The densities indicated are a guide to the Development Permit Board in the exercise of its discretion and are subject to the following variations:

- (a) 20% of units approved in the areas designated at 83 and 100 units per acre should be 2 bedroom suites or larger suitable for families with children.
- (b) With the exception of the residential area west of Denman Street, the maximum residential density of areas designated at 110 units per acre may be increased to 140 units per acre, on condition that the increased density consists of two to three bedroom units.
- (c) The maximum number of units per acre may also be varied in order to accommodate proposals for senior citizen, housekeeping or personal care units."

RECOMMENDED

THAT, after amending Map B to reduce the 2.75 fsr on the southern perimeter to 2.2 fsr, the section on Densities; including maps indicating Building Densities-FSR and Residential Densities - Units per Acre; be approved.

-----  
 The Committee considered the following section on Height of Buildings:

"1. The height of buildings shall not exceed 60 feet except as provided for in 2. below; and

- (a) shall be in conformity with the height envelope illustrated below which is based upon:
  - (i) a 30° angle of sunlight, at either equinox in order to provide direct sunlight at the property line on the opposite side of a 66-foot street; and
  - (ii) a 40° angle of vision from the sidewalk on the opposite side of a 66-foot street.

2. For point towers, subject to general compliance with the Design Guidelines; but in no case shall the height of any building exceed 210 feet."

Standing Committee of Council . . . . . 3  
 on Planning & Development  
 May 1, 1975

Clause #1 continued:

RECOMMENDED

THAT the section on Height of Buildings be approved after amending 2 to read:

"For point towers, subject to general compliance with the Design Guidelines; the height of any building shall not exceed 210 feet."

(Alderman Bowers wished to be recorded as opposed.)

-- The section on Parking and Loading, as follows, was considered: --

"Parking facilities within the District should be provided underground except on sites of less than 9000 sq.ft. or should have attractive landscaping or screening from surrounding streets and open spaces. Loading areas shall also be screened and wherever possible, accessible only from lanes.

1. Parking

The provision of parking shall be in accordance with the provisions of Section 12 of the Zoning and Development By-law No. 3575.

2. Loading

The provision of loading spaces shall be in accordance with the provisions of Section 13 of the Zoning and Development By-law No. 3575."

RECOMMENDED

THAT the section on Parking and Loading be approved.

-----  
 The section on Social and Recreational Amenities and Facilities, as follows, was discussed:

"It is the purpose of this Section to provide in the West End area social and recreational amenities for the enjoyment of residents and of the general public. Social and recreational amenities include such things as:

- 1) facilities which provide opportunities for physical fitness;
- 2) facilities for general recreation;
- 3) facilities which provide a service to the public.

Facilities or areas which contribute to physical amenity, such as parks, plazas, arcades or ornamental elements in the landscape, are not included in this Section. These items and others of a similar nature will be provided where appropriate, as part of the design of the buildings.

1. Exclusion From Floor Space Ratio

The following amenities and facilities are excluded from the FSR limitation provided that the area of such excluded facilities contained in this Section does not exceed 20% of allowable FSR or 10,000 sq.ft. whichever is the lesser. Such facilities will be excluded from the FSR provided that the areas are open and free-of-charge to building residents, tenants and employees.

List of Excluded Uses:

- i) saunas
- ii) tennis courts
- iii) swimming pools
- iv) squash courts
- v) gymnasiums and workout rooms
- vi) games rooms and hobby rooms
- vii) other similar related indoor uses of a social or recreational nature which in the opinion of the Development Permit Board are of a type which contribute to Social Amenity,

Standing Committee of Council . . . . . 4  
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Clause #1 continued:

" II. Bonuses For A Provision of Social and Recreational Amenities

The Development Board may at its discretion permit a density increase equal in value on a pro-rata basis, to the financial cost of providing such a social or recreational facility, where there is a demonstrated need for a proposed facility to serve the public of an immediate neighbourhood or the public in general, provided that:

- i) such facilities are completed to the satisfaction of the Development Board; and
- ii) such facilities shall be placed under the control of the City or its delegates."

It was agreed to revise the above to conform with the section in the Official Development Plan for the Downtown i.e. the first paragraph should be amended to read ".... social and recreational amenities primarily for the enjoyment of West End residents. Social and ....". The last sentence in "Exclusion from FSR" should read ".... provided that the areas are open and primarily for the use of building residents, tenants and employees."

RECOMMENDED

THAT the section on Social and Recreational Amenities and Facilities, as amended, be approved.

-----  
The Committee

RECOMMENDED

THAT the Director of Planning prepare a report for submission to a Public Hearing outlining interim changes in the By-law for Downtown to permit mixed residential uses and include the provision of social and recreational facilities;

FURTHER THAT the Official Development Plan for the West End, as amended, be referred to a Public Hearing.

Mr. Ray Young, Social Planning Department, requested clarification with respect to the Council resolution for the Adams Property, 1100 Alberni, and the Committee

RECOMMENDED

THAT the submission of the Official Development Plan for the West End to a Public Hearing would not obviate the need for a separate rezoning application to CD-1 for the property at 1100 Alberni Street for submission to a Public Hearing.

It was agreed that the next meeting would be held at 3:30 p.m., May 8, 1975 to discuss Design Guidelines for the West End and the Downtown.

FOR ADOPTION SEE PAGE(S) 98/100

The meeting adjourned at 6:00 p.m.

\* \* \* \* \*

REPORT TO COUNCIL

IV

STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

May 1, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, third floor, City Hall on Thursday, May 1, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin (Chairman)  
Alderman Boyce  
Alderman Marzari  
Alderman Sweeney  
Alderman Volrich

COMMITTEE  
CLERK: R. Demofsky

RECOMMENDATIONS

1. Neighbourhood Pub Application -  
7619 Nanaimo Street

The Committee on March 20, 1975 deferred consideration of the above application to permit Mr. Wynne an opportunity to appear before this Committee.

Submitted for the Committee's consideration was a copy of a memorandum from the Director of Permits and Licenses to Alderman Rankin dated April 16, 1975 advising that "Mr. Wynne had been interviewed and advised of the various conditions which he must meet. It is anticipated that some difficulty might be experienced in gaining neighbourhood support. Our survey indicates that the site is located in a small neighbourhood, C-1 shopping area, consisting of three or four stores and a service station. Immediately to the east (across Nanaimo Street) is a fairly large park and a school. The park site is actively used by considerable numbers of school children. South and west of the proposed site is entirely made up of single family dwellings. Immediately north of the site, some 150 yards distant, is a church which also contains an active day care centre."

Mr. E. Ford of the Permits and Licenses Department advised the Committee that in view of the above information his Department could not support this particular application.

Mr. Wynne was not present today.

RECOMMENDED

THAT the application of Mr. B. Wynne for a neighbourhood pub at 7619 Nanaimo Street not be approved.

2. Frog Hollow Information Centre Society -  
Request for Creation of Park on City-Owned Land

The Committee considered a letter from the Frog Hollow Information Centre Society dated March 13, 1975 which is on file in the City Clerk's Office and stated in part:

"The Frog Hollow Information Centre Society has been approached by a group of local citizens living in the vicinity of 7th Avenue and Renfrew Street, to look into the possibility of a park setting to be put into the Lot #22-33, Block 13, North Renfrew Section THSL.

Cont'd . . .

Standing Committee of Council . . . . . 2  
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Clause #2 continued:

Two years ago these citizens asked us to look into this same piece of property and were told by City Hall that a Senior Citizens Complex was being built. This letter was dated March, 1973.

As the land is not being used at the present for anything and is becoming an eyesore and going to waste, we feel that City Council might consider clearing the north side of 7th Avenue and put in a small park (swings, sandbox, etc.) and a few benches where old people can relax and enjoy the atmosphere.

Could you please contact citizens through the Frog Hollow Information Centre Society to discuss this matter at your earliest possible convenience."

The Committee also considered a Manager's report dated April 7, 1975 which is also on file in the City Clerk's Office and stated in part:

"The subject site is reserved for potential multi-care facility and possible replacement for Taylor Manor. This property will be reserved until such time as the Medical Health Officer has had the opportunity to complete his studies on the matter. If this site is abandoned for the above proposed use, alternative uses for this site, including a park, low density multiple housing, and senior citizens housing can be examined. With respect to the park alternative, the Park Board advised in the past that the community is adequate in terms of provision of park.

The suggestion from Frog Hollow Information Centre has merit. It is suggested, however, that the expenditure of sums of money on improvement of this property at this point and time would be an expense which would be better diverted to an existing park or school site in the community. The site to the north, which is a site that has been offered to various senior citizens groups for housing, could provide passive space for senior citizens in the community. It is recommended, that:

- 1) Frog Hollow Information Centre Society be thanked for their suggestion.
- 2) In establishing the conditions of development for senior citizens development to the north, the suggestions of the Information Centre Society be taken into account."

The Chairman reminded representatives of the Frog Hollow Information Centre Society that this particular City-owned site was scheduled for the future development of a multi-care facility, and that once construction on this project was ready to begin, the Frog Hollow people would have to vacate the site. Representatives of Frog Hollow expressed their understanding of this matter, and advised that they wanted to use it for a children's park right now in view of the shortage of playing space in this area.

Mr. Ron Youngberg of the Planning Department noted that even when the multi-care facility is constructed some open space would be required

**RECOMMENDED**

THAT the City of Vancouver lease the City-owned site on the north side of Renfrew Street being Lots 22-33, Block 13, North Renfrew Section THSL, to the Frog Hollow Information Centre Society for \$1.00, for the purpose of an adventure playground for the children, and benches for senior citizens.

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Clause #2 continued:

FURTHER THAT the Frog Hollow Information Centre Society is aware that the site will be used in the future for a multi-care facility, and they may be asked to vacate the site upon 60 days notice to be given to the Frog Hollow Information Centre Society.

FURTHER THAT the Frog Hollow Information Centre Society produce evidence of liability insurance on this site.

The Committee suggested that the Frog Hollow Information Centre Society approach the Hastings-Sunrise Resources Board to request funding for leveling and fencing on the site.

INFORMATION

3. Inter-Tribal Housing and Heritage Society -  
 Nasaika Lodge - Request for Use of City-Owned Land

On March 20, 1975 the Committee heard representations from the Inter-Tribal Housing and Heritage Society requesting the City to assist them in obtaining a house, preferably City-owned, from which to operate programs for native people. At that time the Committee resolved that the Property and Insurance Office report back on the suitable premises available for use by the Society.

The Committee today considered a Manager's report dated April 18, 1975 which is on file in the City Clerk's Office and stated in part:

"The Supervisor of Property & Insurance reports as follows:-

'All City-owned buildings not in use for civic purposes are fully occupied and there are at present no premises available. Nor is this office aware of any vacancy occurring in the near future. The major portion of City-owned buildings under lease of or rental agreements are single or multiple dwellings, and as a landlord, the City is required to abide by the Landlord and Tenant Act, which act permits the giving of notices to vacate only under certain conditions.'

No representation from the Inter-Tribal Housing and Heritage Society - Nasaika Lodge was present, and it was

RESOLVED

THAT the above noted City Manager's report dated April 18, 1975, be received.

RECOMMENDATION

4. SEARCH - Grant Request

The Committee considered a Manager's report dated April 16, 1975 dealing with the Society for Education Action Research and Counselling on Homosexuality, and Gay Bars.

This report, which is on file in the City Clerk's Office, stated in part:

" The Director of Social Planning reports as follows:

On October 11, 1974, Council considered a grant request from the Gay Information Service. The application was referred to the Social Planning Department for a report. On November 28, 1974, the Social Services Committee considered a report from the Director

Standing Committee of Council . . . . . 4  
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Clause #4 continued:

of Social Planning recommending no grant. The Committee requested that the Director of Social Planning report back to the Committee after meeting with representatives of the Health Department, the Gay Information Service (GIS) and the Gay Alliance Toward Equality (GATE) to work out suitable terms of reference for assisting these groups."

This meeting was held the following week. At that time, it was announced that a new organization with a membership of 250 had been formed - The Society for Education Action Research and Counselling on Homosexuality (SEARCH) - which had absorbed GIS. One of the results of this first meeting was a set of 7 recommendations from SEARCH dealing with the licensing and regulation of gay clubs. On December 17, 1974, City Council approved the following motion:

"THAT Council affirm its determination that the licensing and regulations of all clubs be carried out equitably and without discrimination;

FURTHER that recommendations 1,2,3,4,6 and 7 of SEARCH be received and recommendation 5 be deleted; such recommendations to be referred to the Director of Social Planning for report back." (See attached)

Since the beginning of this year, the three gay clubs, B.J.'s, Playpen and Faces, which were represented by SEARCH, have been operating on banquet permits two nights a week and there have been no problems. All three clubs have applied for charters under the Societies Act and will apply for liquor licenses when the charters are granted. Recommendation 2 of the SEARCH report, which was received by Council, requested "that the City strongly recommend to the Police Department the granting of banquet permits during a period of not more than six months to the unlicensed gay clubs extant on October 15, 1974". This six month period ends in June 1975. Prior to this date, the Director of Social Planning will report on the situation.

In subsequent meetings with SEARCH, the grant request for an information service and the VD problem were discussed. SEARCH's objectives as stated in its name are: education, action, research, and counselling on homosexuality. By setting up a centre, SEARCH hopes to be able to provide services that will help integrate rather than separate the homosexual and society. The centre, which would be open Monday to Saturday from 10am to 10pm and Sunday, 12 - 6pm, would serve as a clearing-house for accurate information on homosexuality and would conduct programs directed at a better understanding of the homosexual and his problems and adaptations. Representatives of the Health, Police, VGH Social Service Departments and the UBC School of Social Work agree that social service professionals and their clients could benefit from the education liaison and resource services proposed. At present, there is no agency to which such professionals can turn when confronted with a serious problem involving homosexuality.

SEARCH proposes that the centre be staffed by a Co-ordinator and a Community Education Worker. The Co-ordinator's responsibilities would include: operation of the centre, answering enquiries, maintaining a library and arranging for dissemination of information. The Community Education Worker would assist the Co-ordinator and also would liaise with community and professional groups to arrange guest lecturers and educational programs. Both staff would co-operate with the Police, Health and Social Planning Departments in dealing with such issues as the licensing of gay clubs and VD problem among homosexuals.

SEARCH is requesting a grant of \$17,899 from the City to cover the salary of the Community Education Worker, operating costs and promotion and education for one year. The Vancouver Resource Board has approved a grant of \$9,435 to cover the salary of the Co-ordinator but did not provide any funds for operating costs. SEARCH budget is attached in Appendix I.

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ause #4 continued:

ie Director of Social Planning recommends that:

the City approve a grant of \$8,424 to SEARCH to pay the salary of the Community Education Worker;

the City pay half the operating costs in the amount of \$4,737, subject to the condition that the Vancouver Resource Board agree to pay the other half;

SEARCH undertake to raise funds from its membership and other sources to meet operating expenses in subsequent years if the program continues.

ie Director of Social Planning will make application for 50% cost-sharing for this program under the Canada Assistance Plan. Should such funding be forthcoming, the net cost to the City would be approximately \$8,949.00

The Comptroller of Budgets advises that, if this report is approved, the source of funding will be Contingency Reserve."

NOTE FROM CLERK: The Comptroller of Budgets also advises that if the three recommendations outlined above are approved the City of Vancouver will disperse only \$13,161 with the Vancouver Resources Board dispersing the balance of \$4,738 to bring the total to \$17,899.

Mr. W. Haig of SEARCH advised that this organization represented the majority of gay people in the City of Vancouver. Such an organization could provide very valuable services to gay people, such as helping to find employment and accommodation.

Susan Anderson of the Social Planning Department advised that this Department could survey the work being done by SEARCH and outline the services being provided.

The Committee noted that it would be useful to have SEARCH work in conjunction with other social service organizations. The Committee also noted that there are illegal gay clubs operating in the City. Mr. Haig advised that his organization would try to co-operate fully with the City and thus attempt to self-police the gay groups in Vancouver.

Following discussion it was

RECOMMENDED

THAT the three recommendations outlined in the City Manager's report dated April 16, 1975 be approved.

(Alderman Volrich and Alderman Sweeney are recorded as voting against this recommendation.)

#### INFORMATION

#### Youth Problems and Programs in the City of Vancouver

Submitted was a memorandum dated April 29, 1975 from Alderman Marzari to Alderman Rankin. This memorandum which is attached noted that Vancouver City Council on April 8, 1975, passed the following motion:



Standing Committee of Council . . . . . 6  
on Community Services  
May 1, 1975

Clause #5 continued:

"THAT the Social Planning Department be instructed to organize a meeting of the Standing Committee of Council on Community Services with the School Board, Park Board, Police Department and youth agencies on youth problems and the funding of youth programs throughout the City."

The memorandum went on to outline Departments and organizations involved and the nature of the problem.

Following discussion it was

RESOLVED

- A. THAT the report be received and the process outlined therein be approved.
- B. THAT this matter be discussed at a meeting in approximately two week's time with representatives of the School Board, Park Board, Police Department and youth agencies in order to get a firm commitment that these groups will actively get involved with this process.

FOR ADOPTION SEE PAGE(S) 2 100

The meeting adjourned at approximately 4:53 p.m.

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### STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

May 8, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, May 8, 1975, at 1:30 p.m., in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)  
Alderman Bowers  
Alderman Marzari

ABSENT: Alderman Kennedy  
Alderman Sweeney

COMMITTEE  
CLERK: G. Barden

#### RECOMMENDATION

##### 1. 1976-80 Five Year Plan Plebiscite(s)

On February 11, 1975, the Council adopted the following recommendation of the Finance Committee:

"THAT the Plan be presented in such manner that citizens will have the opportunity of approving or disapproving portions of the plan and, to this end, that the Director of Finance and the City Clerk report to the Committee on how best the plan may be presented in component parts."

and instructed the Committee consider further the date for submission of the plebiscite(s). As the form of ballot is mainly an electoral matter the views of the City Clerk are submitted herewith and subscribed to by the Director of Finance and the Director of Legal Services.

The Committee had for consideration a memorandum from the City Clerk dated May 5, 1975, outlining three ballot forms as follows:

##### "I. One Ballot - one question

One ballot - on which would be one Five Year Plan question, all inclusive in amount and details, on which the voters can place an "X" opposite their choice of 'Yes' or 'No'.

##### II. One Ballot - several questions

One ballot - on which there would be placed several questions in one of the following 2 ways:

(For example only, assume 3 questions)

(a) Questions a, b and c each identified on the ballot separately and distinctly in accordance with Section 245.

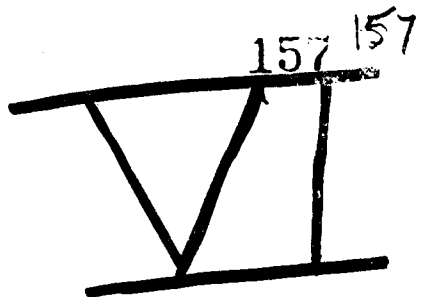
or

(b) Questions on a compound basis i.e. question a then question b; to include question a and question c; to include questions a and b.

#### NOT RECOMMENDED BECAUSE:

- (i) The ballot would be quite large and encumbered with much detail;
- (ii) Multiple choice ballots can cause confusion for the voters;

cont'd....



Clause No. 1 continued

- (iii) The multiple choice system complicates the counting arrangement;
- (iv) Will increase the rejected ballot situation as rejection of any one question on the ballot would cause rejection of the entire ballot;
- (v) The multiple choice ballot could cause a high percentage of blank ballots.

III. Several Ballots - several questions

Several ballots - as many ballots as there are questions to be asked; in other words each Five Year Plan question be submitted and voted on separately.

- this is the most direct and simplest way to obtain the opinion of the voters, when choices given.
- it is the simplest balloting system for recording results.
- rejected ballots apply only to the particular ballot in question.
- blanks should be less.

The report recommended as follows:

- A) that the Five Year Plan submission, if it includes several questions, be submitted to the electors under Section 245 of the Charter on the basis of a separate ballot for each question.
- B) that the date of this particular election be set as Wednesday, November 5, 1975."

During discussion, it was noted that local Municipal elections will be held on November 15th, and could have some effect on the Five Year Plan publicity. The Engineering Department advised they have been working on the assumption that the plebiscite(s) would be held in early October and if it is moved to November, their Court of Revisions will not get handled until next year.

The City Clerk advised of the reasons why the November 5th date was recommended and in the main, it dealt with the time required in order to complete the printing of the interim Voters' List and prepare for this election. He stated a further check could be made to see if the list could be completed in time for an early October plebiscite(s).

After further discussion, it was

RECOMMENDED

- (a) That the Five Year Plan submission, if it includes several questions, be submitted to the electors under Section 245 of the Charter on the basis of a separate ballot for each question;
- (b) That the City Clerk and the Director of Finance be requested to further consider the possibility of a plebiscite(s) being held in early October and report back to the Committee.